



**CITY COUNCIL
MEETING AGENDA**

**July 21, 2026
6:00 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. Joint Workshop with Post Falls Urban Renewal Agency

REGULAR MEETING – 6:00 pm City Council Chambers

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

CALL TO ORDER BY MAYOR WESTLUND

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:
ACTION ITEM**

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Minutes – July 7th, 2026, City Council Meeting

- b. Payables 7.8.26-7.22.26
- c. Holstein Avenue Rights-of-Way Dedication to the City of Post Falls
- d. North Place East 5th Addition Subdivision Construction Improvement Agreement
- e. Iron Vale Subdivision Final Plat

2. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements.

ACTION ITEMS:

- a. Millworx Vacation Ordinance (VAC-26-1)
- b. Fiscal Year 2027 Budget Resolution
- c. Poleline and SH-41 Gravity Sewer, Contract Amendment for Additional Services

4. NEW BUSINESS

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business, however, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary.

ACTION ITEMS:

- a. Utility Write Off

5. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public

hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

6. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

- a. Scheduling Workshop Discussion

7. MAYOR AND COUNCIL COMMENTS

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

8. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

ACTION ITEMS:

RETURN TO REGULAR SESSION

ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT**
WORKSHOP – 5:00 pm 2nd Floor Conference Room
MEETING DATE: 7/21/2026

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Robert Seale, Community Development Director
SUBJECT: Joint Workshop with Post Falls Urban Renewal Agency

ITEM AND RECOMMENDED ACTION:

The Joint Workshop between the City Council and the Urban Renewal Agency will serve to discuss ongoing topics for open and potential Urban Renewal districts.

DISCUSSION:

Primary Topics of Discussion:

- Pleasant View URD
 - ITD Rathdrum Prairie Area Transportation Study
 - Opportunity Zone 2.0
- Potential East Seltice URD
 - Outreach Efforts
- Downtown URD
 - Parking Plan Implementation

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Last Joint Workshop was held on November 18, 2025, to discuss potential East Seltice District.

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

.

BUDGET CODE:

ATTACHMENTS:

1. PowerPoint Joint Workshop Council URA topics discussion



City Council and Urban Renewal Agency Joint Workshop

Urban Renew District Topic Discussion

Bob Seale
Community Development Director
July 21, 2026

Workshop Topics for Discussion

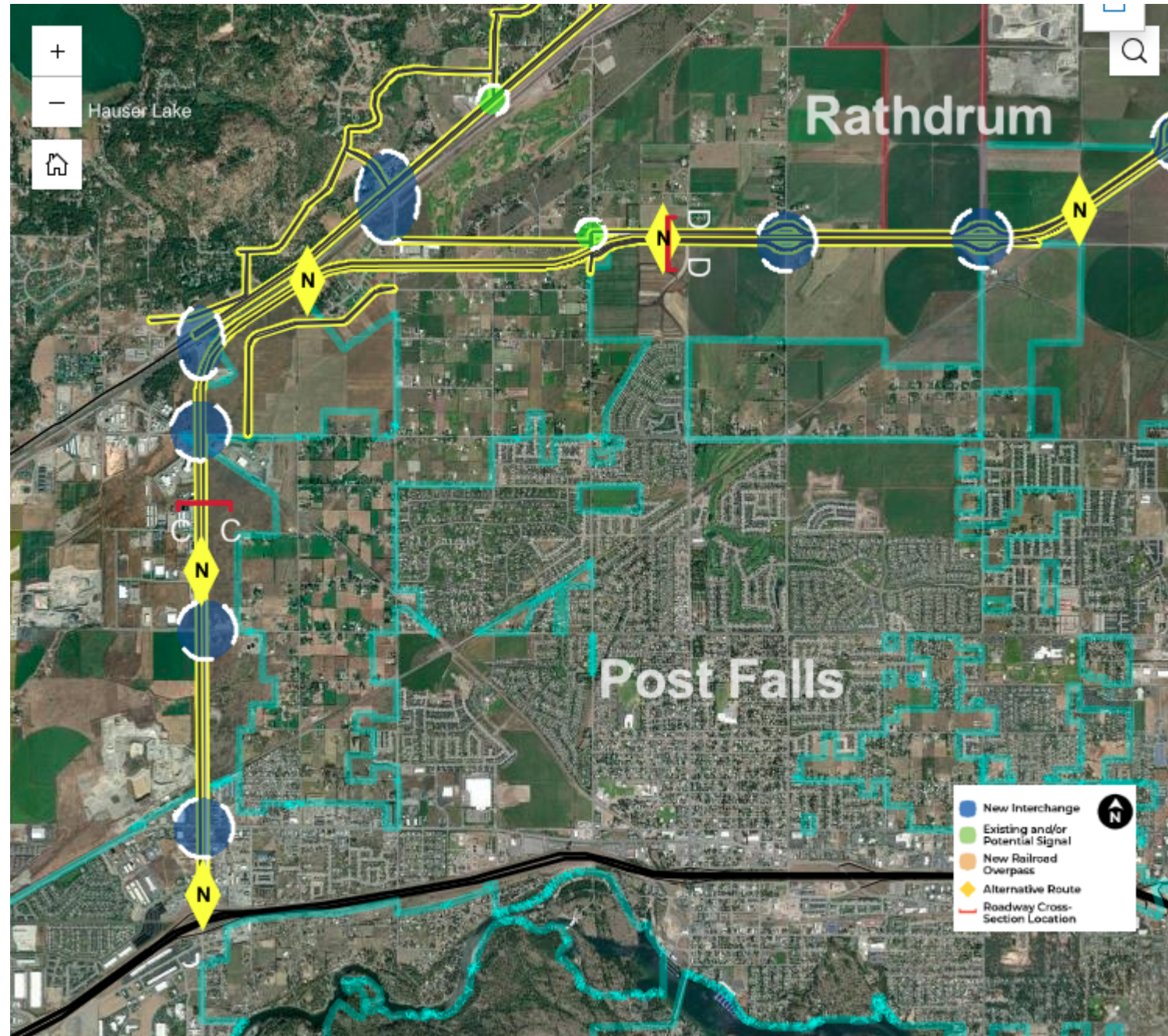
- Pleasant View URD
 - ITD Rathdrum Prairie Area Transportation Study
 - Opportunity Zone 2.0
- Potential East Seltice URD
 - Outreach Efforts
- Downtown URD
 - Parking Plan Implementation

Pleasant View District

- ITD Study Still Underway
- July Open House Alternatives
- Timeline: Fall Completion

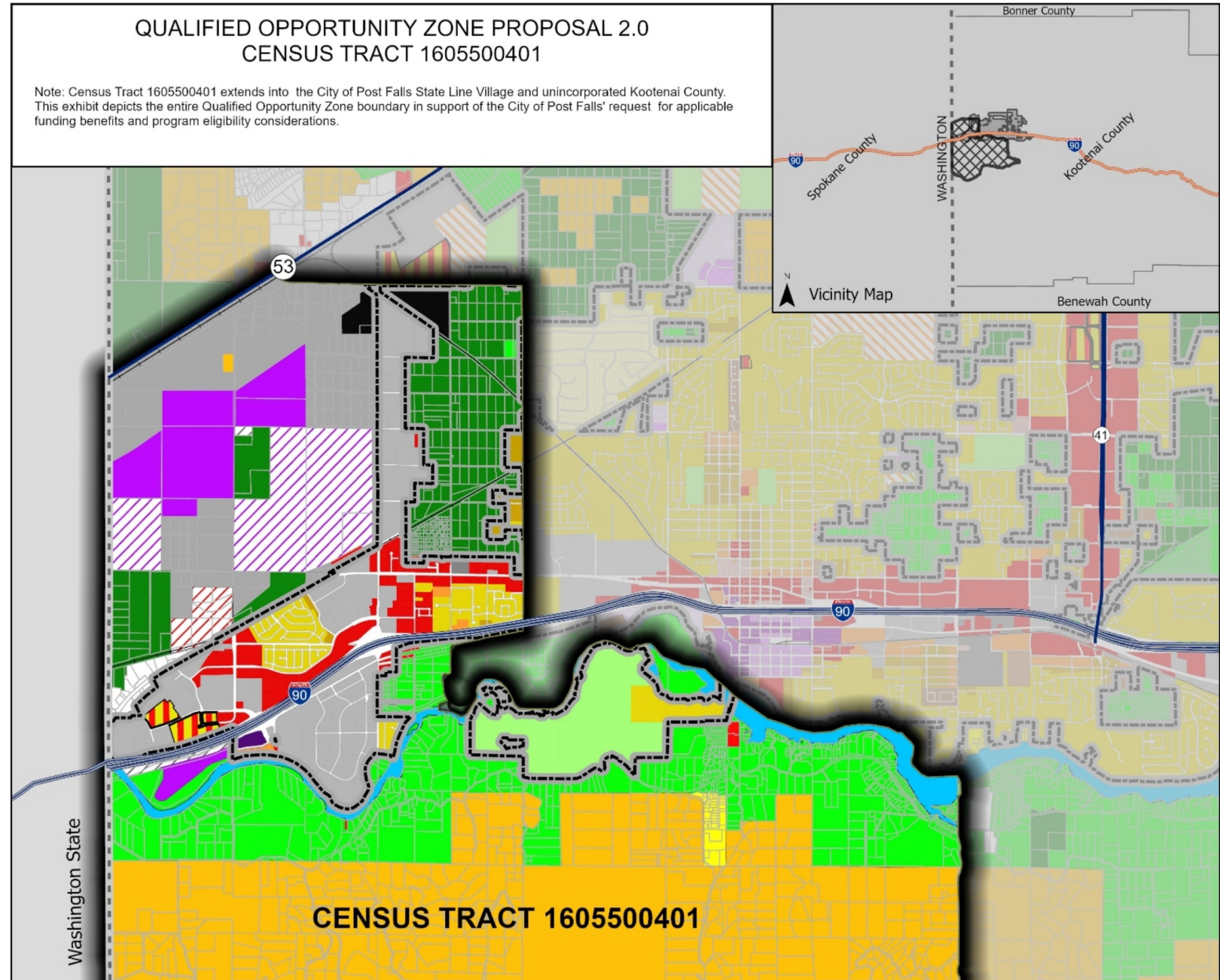
Items of Note

- Only Large Industrial Zoned Parcels in City
- Multiple Companies Looking at Corridor
- Marketing Plan
- Potential for EDA Grant
- Location of New Opportunity Zone 2.0



Combining Urban Renew and the Opportunity Zone

- Revitalizing vacant land
- Broadening tax bases
- Upgrading physical infrastructure
- Creating local jobs
- Unlocking private capital



Potential East Seltice District Outreach

- Joint City / URA letters sent to all county properties in mapped area
- Limited response
 - Some interest in voluntary annexation
- Next step in outreach
 - Host open-house
 - Directly invite all affected properties

Seltice Way Area Updated Option "C"

222 Current Tax Parcels

Approximate Area of 412.33 Acres

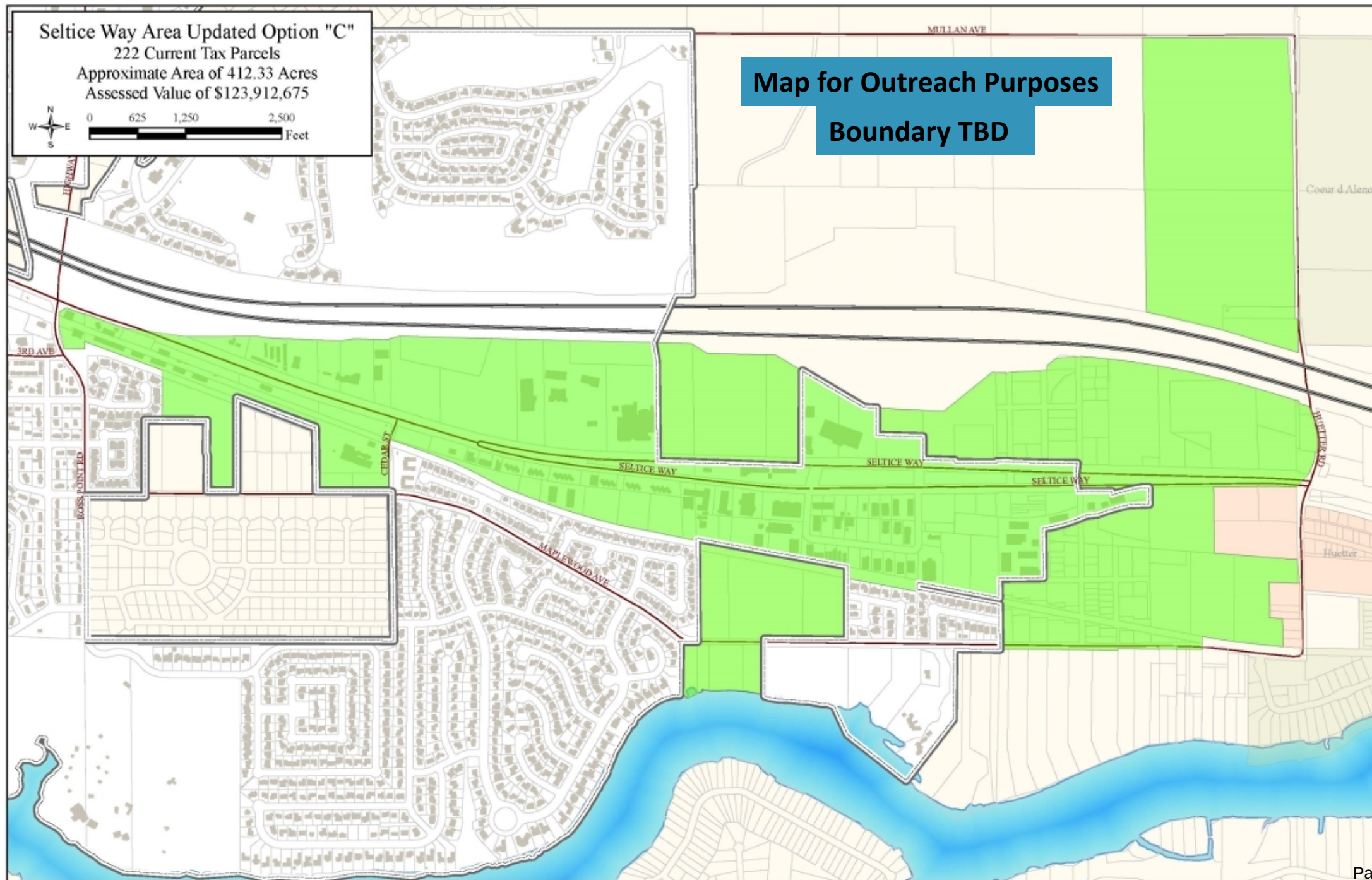
Assessed Value of \$123,912,675



0 625 1,250 2,500 Feet

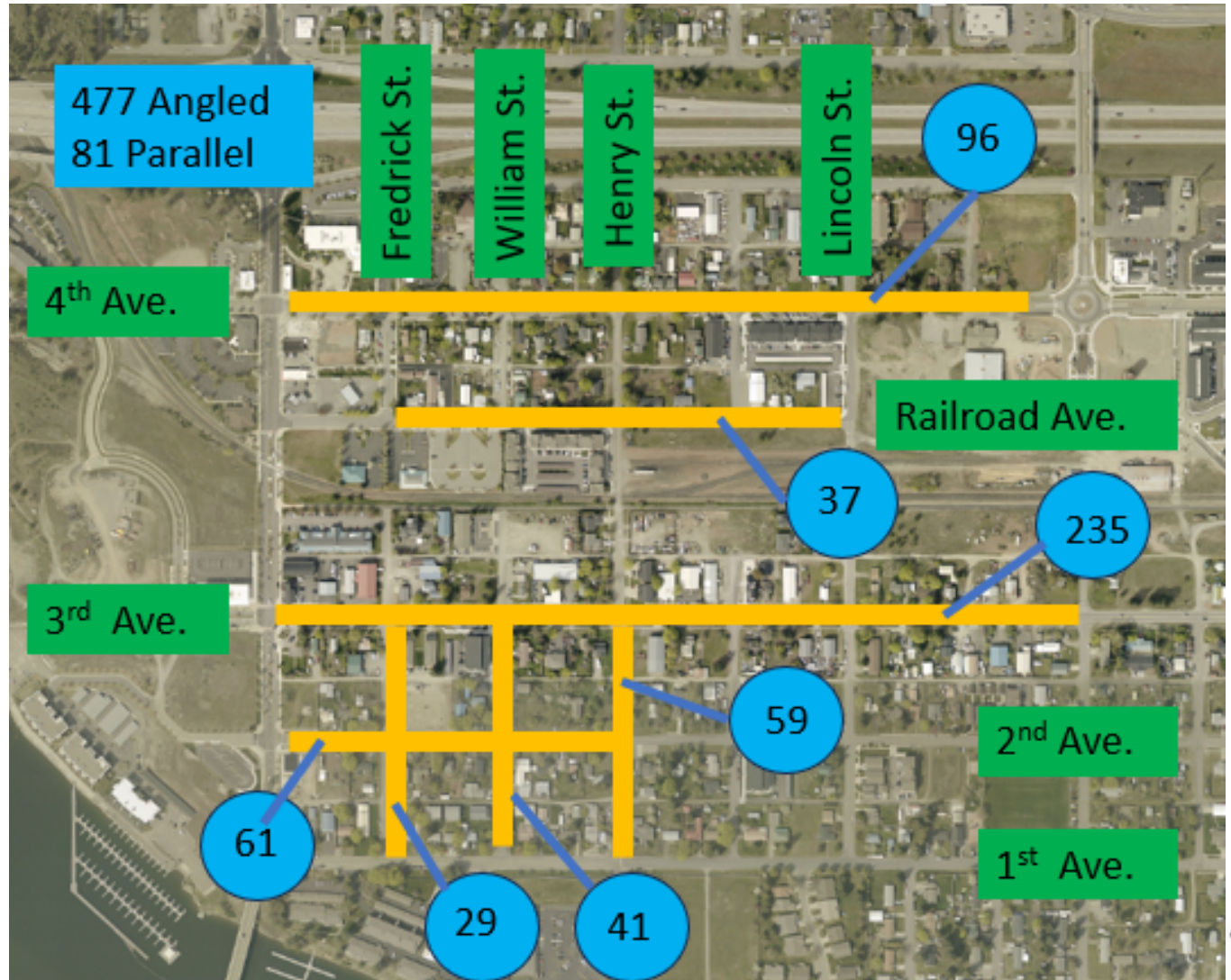
Map for Outreach Purposes

Boundary TBD



Downtown District

- Implement Parking Plan
- Improve Economic Development Potential
- City Run Project
- Final road sections TBD
- URA Reimburse City
 - Incremental?
 - Bond Issuance?
 - TBD



Improvements include:

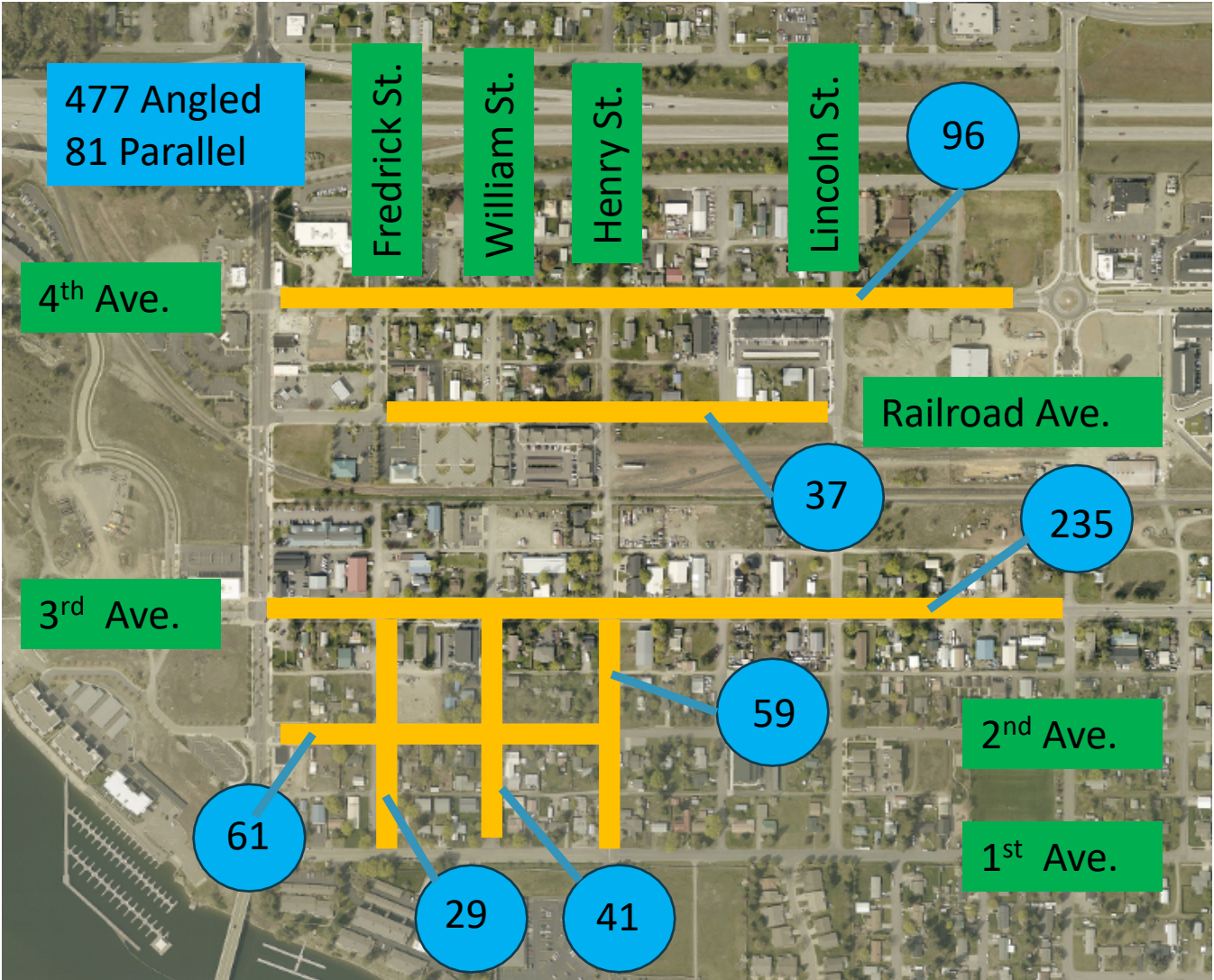
- Asphalt widening
- Curb & Gutter
- Roadway Illumination
- Roadway Markings
- Engineering Design
- Project Management
- Storm Water (dry land seed)

Total Estimated Cost: \$ 5,450,000

Cost per linear foot: \$ 411

Typical Lot impacts:

	* 75 ft frontage	\$ 30,825
	* 90 ft frontage	\$ 36,990
Corner	* 75x140	\$ 88,365
Corner	* 90x140	\$ 94,530
	* ½ Block	\$238,380



Any Last Thoughts or Questions?



**CITY COUNCIL
MEETING MINUTES**

**July 7, 2026
6:00 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

WORKSHOP – 5:00 pm 2nd Floor Conference Room

a. 2027 Budget Workshop

Samantha Steigleder, Aaron Plew, Joe Malloy, Jack Mosby – **Present**
Nathan Ziegler, Marc Lucca – **Excused**

Deputy City Administrator Warren Wilson talked about the proposed Fiscal Year 2027 Budget. Big picture budget issues such as inflation and decreasing state revenues were discussed. FY2027 other anticipated revenues were presented. The 2027 Budget increase revenues with a recommendation of 3% plus 3% capital and 1% operating from foregone were presented. Recommendations are to cap the operating expenses at 2025 levels (the same level as 2026 as well). On the personnel side, we have eliminated one full-time position and are recommending two new Police Department positions and several promotions. For FY2027, staff are recommending a 3.1% COLA and 4% merit.

Workshop adjourned at 5:53pm

REGULAR MEETING – 6:00 pm City Council Chambers

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

CALL TO ORDER BY MAYOR WESTLUND

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Samantha Steigleder, Aaron Plew, Joe Malloy, Jack Mosby – **Present**
Nathan Ziegler, Marc Lucca – **Excused**

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:
ACTION ITEM**

The City of Post Falls is hosting the Festival Parade this Saturday, July 11th, starting at 10am. The Post Falls Festival is this weekend from Friday, July 10th through Sunday, July 12th. There is a new comprehensive plan survey and residents are encouraged to fill it out online.

- a. ESGR Patriot Award

This item was canceled.

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

Councilor Mosby has a conflict on the Pleasant View Meadows Annexation and will be recusing himself from that hearing.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Minutes – June 16th, 2026, City Council Meeting
- b. Payables 6/17/2026 - 7/08/2026
- c. April Cash and Investments Reports
- d. Elevate Academy North School Resource Officer Contract Renewal
- e. Public Works Annexation Reasoned Decision (ANNX-26-2)
- f. Fisher Lift Station Annexation Reasoned Decision (ANNX-26-1)
- g. Prairie Annexation Reasoned Decision (ANNX-25-5)
- h. Prairie Annexation and Development Agreement (ANNX-25-5)
- i. North Chase Place Annexation Reasoned Decision (ANNX-25-8)
- j. North Chase Place Annexation and Development Agreement (ANNX-25-8)
- k. Mullan Avenue Annexation Reasoned Decision (ANNX-25-7)
- l. Mullan Avenue Annexation and Development Agreement (ANNX-25-7)

- m. Prairie Medical Development Agreement (ZC-25-2)
- n. Gaul Annexation and Development Agreement (ANNX-25-1)
- o. Echo Estates Master Development Agreement (SUBD-24-4)
- p. Acceptance of Water Utility Easement Dedication at 1100 N. Chase Road.
- q. Bogie Subdivision Construction Improvement Agreement
- r. The Landing at Post Falls - Phase I Commercial Subdivision Construction Improvement Agreement
- s. Addendum II to the Arrive Post Falls Construction Improvement Agreement (SYSCO Lift Station Pump Reimbursement)

There was a previous request from Councilor Lucca to pull items K and L from consent and move them to new business.

Councilor Steigleder asked why item S was on consent and not on new business. Deputy City Administrator Warren Wilson answered because it is below the threshold amount and the council had previously approved the overall agreement.

Motion by City Councilor Malloy to accept the Consent Calendar as presented except for items K and L.

Second by City Councilor Mosby.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

2. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. Pleasant View Meadows Annexation (ANNX-25-10)

Public Hearing Opened at 6:08pm

Planning Manager Jon Manley presented. This is a request to annex 4.13 acres with a Residential Mixed zoning. Surrounding uses are industrial, single-family residential, and community commercial services. This site is a former dump site but has been remediated.

Councilor Steigleder asked if Pleasant View Road is currently acting as a major collector. Staff Engineer Chris Schneider answered that Pleasant View is not currently a major collector, but it will likely be in the future. It currently functions as a local commercial roadway.

Mr. Manley presented the zone change review criteria and future land use designation on the proposed annexation property. Alignment of the project with the goals and policies of the comprehensive plan was reviewed.

Councilor Steigleder asked if the R1 property to the south was on city sewer. Mr. Manley responded that he assumed so.

Kyle Cotten represented the applicant. He reviewed the request and the development plan. He explained that the infrastructure needed for this development will be paid for through the HOA. This property was once a landfill, so the remediation and restoration of the property were discussed. The proposed twinhome aesthetic plans were presented.

Councilor Steigleder was concerned about the small square footage of the plans. She also asked why the developer asked for residential mixed zoning when there will be no commercial included in the plan.

Mr. Cotten responded that it was the mixed housing offering that made the applicant choose the mixed residential zone.

Testimony

In Favor:

John Stone (not wishing to speak)

Ryan Martin (not wishing to speak)

Tim Wilson (not wishing to speak)

Neutral:

None

Opposed:

None

Public Hearing Closed at 6:36pm

Council discussed the annexation criteria.

**Motion by City Councilor Malloy to Approve the Pleasant View Meadows Annexation.
Second by City Councilor Steigleder.**

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy

Nays: None

Motion Carried

Council discussed the review criteria for the zoning.

**Motion by City Councilor Malloy to Approve the Pleasant View Meadows zoning of
Residential Mixed.**

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy

Motion Carried

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ACTION ITEMS:

- a. Fisher Lift Station Annexation Ordinance (ANNX-26-1)

**Motion by City Councilor Malloy to place the Ordinance Fisher Lift Station Annexation (ANNX-26-1) on its first and only reading by title only while under suspension of the rules.
Second by City Councilor Plew.**

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby
Motion Carried**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY .51 ACRES LOCATED AT THE NORTHWEST CORNER OF NORTH HOWELL ROAD AND WEST FISHER AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Motion by City Councilor Malloy to approve the Ordinance Fisher Lift Station Annexation (ANNX-26-1) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby
Motion Carried**

- b. Public Works Annexation Ordinance (ANNX-26-2)

Motion by City Councilor Malloy to place the Ordinance Public Works Annexation (ANNX-26-2) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Plew.

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby
Motion Carried**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 16.04 ACRES LOCATED EAST OF THE INTERSECTION OF NORTH PLEASANT VIEW ROAD AND WEST HARGRAVES AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

Motion by City Councilor Malloy to Approve the Ordinance Public Works Annexation (ANNX-26-2) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City

- c. Prairie Medical Zone Change Ordinance (ZC-25-2)

Motion by City Councilor Malloy to place the Ordinance Prairie Medical Zone Change (ZC-25-2) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION FOR LAND LOCATED AT THE SOUTHEAST CORNER OF WEST PRAIRIE AVENUE AND HIGHWAY 41 FROM COMMUNITY COMMERCIAL SERVICES (CCS) TO COMMUNITY COMMERCIAL MIXED (CCM); PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Motion by City Councilor Malloy to Approve the Ordinance Prairie Medical Zone Change (ZC-25-2) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

- d. Powderhorn Vacation Ordinance (VAC-25-5)

Motion by City Councilor Malloy to place the Ordinance Powderhorn Vacation (VAC-25-5) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE PARITAL VACATION OF A UTILITY EASEMENT SITUATED ON THE SOUTHERLY TEN FEET OF LOT 2, BLOCK 4 OF THE PLAT OF PIONEER RIDGE RECORDED IN BOOK F, PAGE 23, RECORDS OF KOOTENAI COUNTY, IDAHO; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN AS DESCRIBED HEREIN; PROVIDING FOR DISPOSITION OF THE EASEMENT; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Motion by City Councilor Malloy to Approve the Ordinance Powderhorn Vacation (VAC-25-5) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City

- e. Fee Resolution Revision

Motion by City Councilor Malloy to Approve the Fee Resolution Revision and to direct the clerk to assign the appropriate number.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

WHEREAS, the City of Post Falls annually reviews all fees during the budget process to ensure accuracy; and

WHEREAS, the City of Post Falls has fees already established and periodic revisions to fees may be necessary; and

WHEREAS, the City of Post Falls has determined that the fee schedule should be updated to reflect the reasonable cost of providing the services;

WHEREAS, in accordance with Idaho law, municipal fees must be reasonably related to the cost of providing the services, and where appropriate, resident discounts may be applied in recognition of taxpayer support of city operations; and

WHEREAS, after a duly noticed public hearing was held on June 16, 2026, regarding new or increased city fees, it is deemed by the City Council to be in the best interest of the City of Post Falls and the citizens thereof that the fee schedule be amended to include the new and increased fees which were addressed at the public hearing.

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying its adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Post Falls that the City of Post Falls Fee Schedule, attached hereto and incorporated by reference, is hereby adopted and shall take effect on July 7, 2026, unless otherwise indicated within the fee schedule.

City staff is directed to take all necessary administrative actions to implement the adopted fees.

Any previously adopted fees that are inconsistent with the adopted schedule are hereby repealed or superseded to the extent of such inconsistency, as appropriate.

This fee schedule shall remain in effect until revised by subsequent resolution of the Post Falls City Council.

- f. Well House 4 Rehabilitation, Contract Amendment with J-U-B Engineers

Public Works Projects Division Manager Andrew Arbini presented. Physical construction of the project is complete. This amendment with JUB provides additional services to the city to provide a disinfected well. Following construction of the project, the contractor is required to return a disinfected well to the city, several chlorination attempts have been unsuccessful. This well is currently isolated to avoid any contamination. The amendment includes observation of the disinfection, hydrogeologic services, and additional consultation if needed. The total contract amendment is \$67,000 to be funded through the Well House 4 Rehabilitation budget.

Councilor Mosby had questions about adequate dosing. Mr. Arbini answered that there are recommended amounts of chlorine, but it may have been diluted beyond adequacy.

Councilor Steigleder had concerns that the city is being asked to pay more for the contractor not following the specs of the project. Mr. Arbini answered that it is a complicated problem and that through this request they hope to find the source of the issue and go from there.

Public Works Director John Beacham explained more about the roles of the parties on the project and why the city is asking for this amendment.

Motion by City Councilor Malloy to Approve the Well House 4 Rehabilitation, Contract Amendment with J-U-B Engineers.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

4. NEW BUSINESS

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ACTION ITEMS:

Mullan Avenue Annexation Reasoned Decision and Development Agreement (taken from the Consent Calendar and put on New Business by request of Councilor Lucca and Steigleder).

Planning Manager Jon Manley presented. Mr. Manley reviewed the annexation and zoning decisions from the April 7th and May 19th council meetings. He went over the key development agreement provisions.

City Attorney Field Herrington reviewed the history of the annexation and zoning at the council meetings. The CCM requirement was put in the development agreement based on the motion that was made by council at the May 19th meeting.

Councilor Steigleder asked if council is ok with this amount of multi-family in the agreement.

Councilor Malloy stated that the acceptance of the 50% provision was a win in this case.

Mr. Herrington stated that the motion that we have to rely on stated staff will work with the applicant to see if there was a zone that does not permit by special use permit or anything else 100% of R3 Residential.

Motion by City Councilor Malloy to Approve the Mullan Avenue Annexation Reasoned Decision and the Mullan Avenue Annexation and Development Agreement (items K and L from the Consent Calendar).

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

5. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

Kim Brown — She is asking for better communication and more appreciation for the Historical Society residing in the Chapin Building.

Kris King — She is the current President of the Historical Society. She talked about a recent class of students that visited the Chapin Building/Museum. She talked about the recent efforts of the society with the building.

6. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

None

7. MAYOR AND COUNCIL COMMENTS

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

Councilor Mosby stated that if there is a workshop on the Chapin building perhaps there could be a site visit to see it as well.

8. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

ACTION ITEMS:

RETURN TO REGULAR SESSION

ADJOURNMENT

Meeting Adjourned at 7:51pm

Randy Westlund, Mayor

Rhiannon O'Neill, Deputy City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel

<https://www.youtube.com/c/CityofPostFallsIdaho>.

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/21/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Gracie Ficca, CSR/AP

SUBJECT: Payables 7.8.26-7.22.26

ITEM AND RECOMMENDED ACTION:

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Check Run Accountability reports dated 7.22.26 Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

DISCUSSION:

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued, however, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented on the Check Run Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$745,195.15 to be dated 7.22.26. The Hand Check Accountability is for Hand Checks issued 7.02.26-7.10.26 and total \$64,801.04.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$809,996.19

BUDGET CODE:

Various

ATTACHMENTS:

1. Post Falls Check Approval - Check Run for Council 7.22.26
2. Hand Checks for Council 7.22.26

Post Falls Check Approval



City of Post Falls

Packet: APPKT26315 - Check Run for Council 7.22.26
Vendor Set: 01 - Vendor Set 01

Check Date: 7/15/2026

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND							
Balance Sheet Accounts							
VEN06558	ARCHITERRA HOMES						
APMWB	Check			BOND RELEASE - 4999 E DORADO	BOND RELEASE - 4999 E DORADO	001-22115	2,000.00
				BOND RELEASE - 5138 E. NORMA	BOND RELEASE - 5138 E. NORMA	001-22115	2,000.00
				BOND RELEASE - 5210 E. ANTARES	BOND RELEASE - 5210 E. ANTARES	001-22115	2,000.00
VEN08624	HALLMARK HOMES						
APMWB	Check			BOND RELEASE - 2842 N CHARLENE KEL	BOND RELEASE - 2842 N CHARLENE KEL	001-22115	2,000.00
				BOND RELEASE - 2881 N. CHARLENE KEL	BOND RELEASE - 2881 N. CHARLENE KEL	001-22115	2,000.00
				BOND RELEASE - 2903 N. CHARLENE KEL	BOND RELEASE - 2903 N. CHARLENE KEL	001-22115	2,000.00
Balance Sheet Accounts Total:							12,000.00
Dept: 412 Information Systems							
VEN15225	Agileblue Security						
APMWB	Electronic Funds Transf	206474		Agile Blue Monitoring FY26		001-412.0000.66043	1,014.72
VEN14584	Sylint, LLC						
APMWB	Electronic Funds Transf	20951		Monthly Sylint charges through FY2026		001-412.0000.66043	743.71
Dept 412 Total:							1,758.43
Dept: 418 Human Resources							
A1190	A Drug Free Alliance						
APMWB	Check	105502		DOT Drug Testing		001-418.4000.72070	65.00
Dept 418 Total:							65.00
Dept: 421 Police							
VEN15225	Agileblue Security						
APMWB	Electronic Funds Transf	206474		Agile Blue Monitoring FY26		001-421.0000.66041	329.10
VEN15239	Angel Armor, LLC						
APMWB	Check	INV19132-TE		Vest Carrier - Pierson		001-421.4000.72010	668.89
A550	Audiology Research Associates						
APMWB	Check	3571174		ECO New Hire Hearing Test		001-421.0000.62080	35.00
C220	Coleman Oil Co						
APMWB	Electronic Funds Transf	CP-0412989		PD Gasoline		001-421.0000.64030	8,356.73
C440	Culligan LLC						
APMWB	Check	0025005		Substation Water Unit - July		001-421.0000.68010	10.95
VEN14874	Debra J Salish						
APMWB	Check	26-51		Uniform Tailor Services		001-421.4000.72000	28.50
D09750	DeVries Info Management						
APMWB	Check	0210223		PD Shredder Services		001-421.0000.62040	130.00
F070	Fire Safety Specialists						
APMWB	Check	28380		PD Shop & Barn Fire Extinguisher Recertific		001-421.0000.68010	151.50
		28381		PD Annual Fire Extinguisher Maintenance		001-421.0000.68010	143.00
		28379		PD Patrol Extinguisher Annual Maintenance		001-421.0000.68010	677.20
G020	Galls, LLC						
APMWB	Electronic Funds Transf	035493776		Uniform Shirt - Calderwood		001-421.4000.72000	138.10
		035552452		Chief Uniform Snake Chain		001-421.4000.72000	11.68
		035579643		Sample Uniform Shirt		001-421.4000.72000	57.94
L0195	Language Line Services						
APMWB	Electronic Funds Transf	11976616		911 Interpretation Services		001-421.0000.62040	90.00
L070	LexisNexis Matthew Bender						
APMWB	Check	49800922		PD ID Code June 2026 Supplements		001-421.0000.63010	619.52
N001	Napa Auto Parts						
APMWB	Check	398321		PD Core Deposit		001-421.0000.67100	-18.00
		399191		PD Stock - Oil Filters		001-421.0000.67100	8.64

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	399405	PD Stock Engine Oil Filters	001-421.0000.67100	9.10
		399192	PD Stock - Filters	001-421.0000.67100	41.41
		398088	PD Core Deposit	001-421.0000.67100	-18.00
		398057	PFPD164 Air Filter	001-421.0000.67100	11.33
		399229	PD Stock 15W40 Engine Oil	001-421.0000.67100	172.52
		399855	PD Stock - Engine Oil Filters	001-421.0000.67100	48.70
		398035	PFPD164 Battery & Core Deposit	001-421.0000.67100	236.58
		398121	PFPD108 Brake Pads & Rotors	001-421.0000.67100	266.38
P4384	Proforce Law Enforcement				
APMWB	Check	604863	Springfield Saint Victor SBR Rifles	001-421.0000.63500	2,794.92
R251	Serights Ace Hardware				
APMWB	Check	377056/1	PD Pest & Lawn Supplies	001-421.0000.68010	71.75
VEN14946	Smarsh Inc				
APMWB	Check	INV-363248	PD Phones Archiving	001-421.0000.62040	25.00
S275	Solar Eclipse				
APMWB	Check	58602	PFPD191 Rock Chip Repair	001-421.0000.67170	39.95
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transf	20951	Monthly Sylint charges through FY2026	001-421.0000.66043	243.84
VEN14902	The Bunker Tri-Cities LLC				
APMWB	Electronic Funds Transf	INV/2026/01968	Uniform Badge Patches - LTs	001-421.4000.72000	24.00
		INV/2026/01877	Uniform Shirts	001-421.4000.72000	57.69
		INV/2026/01971	Uniform Jumpsuit Repairs - Desjarlais	001-421.4000.72000	40.00
VEN07714	Uniforms2gear, Inc				
APMWB	Electronic Funds Transf	INV/2026/07/0191	ECO Uniform Belt & Pants	001-421.4000.72000	97.79
		INV/2026/06/0732	Officer Badge Refinishing	001-421.4000.72000	40.00
		INV/2026/07/0028	Chief Hard Badge	001-421.4000.72000	140.30
		INV/2026/06/0819	Captain Hard Badge	001-421.4000.72000	145.30
		INV/2026/06/0894	Chief Flat Badge	001-421.4000.72000	140.30
Dept 421 Total:					16,067.61
Dept: 423 Oasis					
VEN15077	Strong Family Law, PLLC				
APMWB	Check	CV28-26-2842	VSU Client Legal Services	001-423.1153.68400	1,495.00
G020	Galls, LLC				
APMWB	Electronic Funds Transf	035463398	VSU Body Armor	001-423.0000.63730	12.28
VEN13531	Nixon Law Office				
APMWB	Check	CV28-26-3354	VSU Client Legal Services	001-423.1153.68400	1,250.00
Dept 423 Total:					2,757.28
Dept: 424 Legal					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-424.0000.64030	53.22
Dept 424 Total:					53.22
Dept: 427 Animal Control					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0412989	PD Gasoline	001-427.0000.64030	186.48
Dept 427 Total:					186.48
Dept: 431 Streets					
T096	3M				
APMWB	Check	9440050317	Black Vinyl 36"	001-431.0000.63260	351.00
VEN13294	Advanced Traffic Products, Inc				
APMWB	Check	0000042981	Red Traffic Signal Bulbs	001-431.0000.68140	240.00
A365	American On-Site Services				
APMWB	Check	I121672	Streets Porta Potty Cleanout	001-431.0000.68130	250.00
VEN05261	CDA PAVING				
APMWB	Check	116310	3/4" MINUS CRUSHED BASE - Patching	001-431.0000.68090	147.84
		117025	3/4" MINUS CRUSHED BASE - Paving prep	001-431.0000.68130	747.36
		116662	DUMPING CLEAN CONCRETE	001-431.0000.68130	42.00
VEN15211	CDA Precast, LLC				

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB C220	Check Coleman Oil Co	LS1370, Streets De	4" Riser Ring	001-431.0000.68130	171.00
APMWB I340	Electronic Funds Transf Interstate Concrete & Asphalt	CP-0410553	Fuel Usage - June 2026	001-431.0000.64030	8,743.69
APMWB J105	Electronic Funds Transf J-U-B Engineers, Inc.	1143137	Asphalt for patching	001-431.0000.68090	115.44
APMWB K100	Electronic Funds Transf Kootenai County Solid Waste	197461	Seltice Rehab JUB Invoice May 2026	001-431.1812.95040	6,750.49
APMWB R251	Check Serights Ace Hardware	10-32216/14-26018	General Refuse	001-431.0000.68150	7.67
APMWB	Check	377011/1	Casters & parts for Grinder	001-431.0000.63000	10.02
		377122/1	Torch lighters, gas can, wash brush, buckets	001-431.0000.63000	170.70
		376319/1	replacement head for string trimmer & oil	001-431.0000.63000	11.69
		376972/1	Garden Sprayer	001-431.0000.63000	33.29
		376927/1	Drill bits	001-431.0000.67090	23.39
		376319/1	replacement head for string trimmer & oil	001-431.0000.67090	35.99
		376929/1	Exchange of drill bits	001-431.0000.67090	35.08
		376827/1	Propane - patching	001-431.0000.68090	18.97
		377123/1	PROPANE & Bucket	001-431.0000.68100	63.72
		377047/1	PROPANE	001-431.0000.68100	13.11
		376866/1	PANEL ACCESS - traffic signals	001-431.0000.68140	16.19
		377048/1	Hose parts - sprinkler repair	001-431.0000.68150	20.75
		376593/1	Screws & Shims for Concrete forms	001-431.0000.68150	27.43
VEN15091	Simpliverified, LLC				
APMWB U140	Electronic Funds Transf UpScale Mail	89628	June 2026 Background Checks	001-431.0000.62080	48.00
APMWB VEN14310	Check US Fleet Tracking LLC	353875	Traffic Controller return ATTN: SC27401 AT	001-431.0000.63070	624.08
APMWB Z026	Check Ziegler Lumber Co #017	523027	Monthly vehicle tracking service	001-431.0000.66016	592.68
APMWB	Check	1146144	Concrete Bonding Additive - 1 Gallon	001-431.0000.68150	34.99
Dept 431 Total:					19,346.57
Dept: 432 Public Works Administration					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-432.0000.64030	73.08
Dept 432 Total:					73.08
Dept: 433 Facility Maintenance					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-433.0000.64030	151.14
R251	Serights Ace Hardware				
APMWB	Check	377067/1	KEY MASTER M1-ACE250PK	001-433.0000.63730	13.47
Dept 433 Total:					164.61
Dept: 434 Fleet Maintenance					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	104002	hydraulic hose - P308	001-434.0000.63012	45.72
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4273986073	Fleet laundry & Rug Service	001-434.0000.63160	133.29
		4274730086	Fleet laundry & rug service	001-434.0000.63160	143.87
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-434.0000.64030	293.99
C3818	Cooper Fabrication, Inc.				
APMWB	Check	33176	Brackets for LED Arrowboards	001-434.0000.63011	789.80
N001	Napa Auto Parts				
APMWB	Check	396880	Hubcap - S228	001-434.0000.63011	93.22
		399180	Molding Tape - F102	001-434.0000.63011	6.45
		398972	Brake Fluid	001-434.0000.63011	23.14
		397281	Permatex Gasket Sealer Clear - S555	001-434.0000.63011	11.16
		397219	Worklamps - S555	001-434.0000.63011	147.32

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	398287	AIR FILTER - stock	001-434.0000.63012	34.28
		397189	Filter - Stock	001-434.0000.63012	14.38
		394025	FUEL CAP - P119	001-434.0000.63012	16.42
		399235	MAC BATTERY PROTECT	001-434.0000.63012	17.34
		399217	Filter Stock	001-434.0000.63013	31.40
		399346	Microfiber towels - fleet	001-434.0000.63013	16.49
VEN08121	PacWest Machinery LLC				
APMWB	Check	30434275	Filter & Guage - S555	001-434.0000.63011	336.57
S140	Sherwin Williams				
APMWB	Check	66512211070726	Deck Sealant - Fleet Trailer	001-434.0000.63011	87.35
VEN13987	Western Peterbilt, LLC				
APMWB	Check	027P141756	Headlight cover - S555	001-434.0000.63011	25.88
Dept 434 Total:					2,268.07
Dept: 441 Urban Forestry					
VEN14467	CDA Redi Mix & Precast, Inc				
APMWB	Check	111663	3/4 Crushed base for UF	001-441.0000.68170	467.00
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-441.0000.64030	592.87
Dept 441 Total:					1,059.87
Dept: 442 Cemetery					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-442.0000.64030	550.85
W230	Wilbert Precast Inc.				
APMWB	Check	401878-1	Fitzgerald 36" upright to set in cda	001-442.0000.63760	2,900.96
		357071-1	Rigsby memorial	001-442.0000.63760	2,520.35
		403586-1	Wall Memorial	001-442.0000.63760	1,402.36
Dept 442 Total:					7,374.52
Dept: 443 Parks					
VEN04881	ADVANCED BARK BLOWING				
APMWB	Check	18266	Mulch for PD	001-443.0000.68170	1,100.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	104161	Irrigation Parts	001-443.0000.68230	28.10
VEN15174	Airgas USA, LLC				
APMWB	Check	5525957980	Acetylene for welder	001-443.0000.64030	9.36
A365	American On-Site Services				
APMWB	Check	1121674	Q'emiln Park Portables	001-443.0000.65050	400.00
		1121631	4th St. Trailhead Portable Restroom	001-443.0000.65050	200.00
		1121632	Black Bay Portable Restroom	001-443.0000.65050	115.00
		1121687	Hilde Kellogg Portable Restroom	001-443.0000.65050	183.00
		1121688	Upper Corbin Portable Restroom	001-443.0000.65050	183.00
		1121684	Tennis Ct. Portable Restroom	001-443.0000.65050	183.00
		1121686	Warren Portable Restroom	001-443.0000.65050	183.00
		1121721	Corbin portable restroom	001-443.0000.65050	115.00
		1121649	Skate Park Portable Restroom	001-443.0000.65050	200.00
		1121723	Community Garden Portable Restroom	001-443.0000.65050	183.00
A5189	Aspen Nursery				
APMWB	Check	91699	Hanging Baskets for Spokane Street	001-443.0000.68210	6,930.00
B072	BAVCO				
APMWB	Check	401684	Watts 957 for Tullamore Splash Pad	001-443.0000.68013	3,884.90
C280	Coeur d'Alene Power Tool				
APMWB	Check	2-308892	Framer Gun for Construction	001-443.0000.67090	301.99
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-443.0000.64030	5,693.46
VEN14423	Crazy Clean Carpet Cleaning LL				
APMWB	Check	60544	Carpet Cleaning at Black Bay Depot	001-443.0000.62180	195.00
N001	Napa Auto Parts				
APMWB	Check	398855	Mower Parts	001-443.0000.66190	24.66
N249	Northwest Playground Equipment				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	AR101107	Engineered Wood Fiber for Playgrounds	001-443.0000.68013	4,767.25
		AR101505	Handrails for Syringa Playground	001-443.0000.68013	631.07
R060	Ragan Equipment Co.				
APMWB	Check	01-187761	Trimmer Repair	001-443.0000.66190	62.50
		01-187760	Mower Blades for John Deere Mower	001-443.0000.66190	129.08
		01-187759	Trimmer Service & repair	001-443.0000.66190	313.44
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transf	109304	Shirts and Hats for Parks	001-443.4000.72000	883.02
R251	Serights Ace Hardware				
APMWB	Check	377233/1	Staples for Parks	001-443.0000.67030	8.99
		376841/1	Hardware for White Pine Park	001-443.0000.67030	37.21
		377015/1	Hardware for Beck	001-443.0000.67030	12.71
		377263/1	Tools for North Side	001-443.0000.67090	57.96
		377103/1	Irrigation part for Spokane St	001-443.0000.68230	9.23
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	168220727-001	Float valve for irrigation	001-443.0000.68230	95.13
		168325027-001	Irrigation for North Parks	001-443.0000.68230	349.48
Z026	Ziegler Lumber Co #017				
APMWB	Check	1143523	Lumber for Chase Restroom & Tools for Con	001-443.0000.67090	109.94
Dept 443 Total:					27,579.48
Dept: 444 Parks - Construction					
A365	American On-Site Services				
APMWB	Check	1121685	Chase Portable Restrooms	001-444.1665.93180	414.44
VEN14866	CDN Fence Company LLC				
APMWB	Check	509868	Backstop materials and installation for Chase	001-444.1665.93180	3,500.00
C280	Coeur d'Alene Power Tool				
APMWB	Check	2-308893	Nails for Chase Restroom	001-444.1665.93180	73.99
VEN15246	Dieter Construction, LLC				
APMWB	Check	405	Footing, fondation, interior Slab Labor for Ch	001-444.1665.93180	6,000.00
H003	H.D. Fowler Company				
APMWB	Electronic Funds Transf	17354085	Cleanout ring for Chase Park	001-444.1665.93180	88.91
VEN02005	Matheus Lumber Company				
APMWB	Check	60116004	Treated Lumber for Chase Restroom	001-444.1665.93180	371.52
VEN14069	Michael Terrell- Landscape Architecture, PLLC				
APMWB	Check	6829	Montrose Sports Complex Site Eval	001-444.0000.62040	262.50
R251	Serights Ace Hardware				
APMWB	Check	376879/1	Flush Downspout for Chase Restroom	001-444.1665.93180	38.45
		377029/1	Irrigation parts for Chase	001-444.1665.93180	12.73
		377245/1	Hardware for Chase Restroom	001-444.1665.93180	14.38
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	167950182-001	Boxes for elec. splices for Chase Restroom	001-444.1665.93180	34.16
		167964265-001	Wire for Chase irrigation	001-444.1665.93180	151.51
		168011963-001	Irrigation wire for Chase Rebuild	001-444.1665.93180	468.97
Z026	Ziegler Lumber Co #017				
APMWB	Check	1147212	Weather Lock Roll for Chase	001-444.1665.93180	104.95
		1146170	Weather lock rolls for Chase Restroom	001-444.1665.93180	209.90
		1143523	Lumber for Chase Restroom & Tools for Con	001-444.1665.93180	244.50
Dept 444 Total:					11,990.91
Dept: 445 Recreation					
VEN01020	Cindy Jacobs				
APMWB	Check	06.30.26	Contractual Services- Fitness Classes May&	001-445.0000.62040	109.20
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	001-445.0000.64030	207.93
N2332	Collins, Tom				
APMWB	Electronic Funds Transf	06.25.26	Contractual Services-Martial Arts May&June	001-445.0000.62040	249.20
VEN14549	DaySmart Recreation				
APMWB	Check	INV01716618	Dash Online Registration System	001-445.1445.62190	3,069.91
VEN14917	Follow My Lead Studio				
APMWB	Check	06.26.26	Contractual Services-Dance Classes May&.	001-445.0000.62040	52.50

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
VEN08139	Learning Resources Network, Inc				
APMWB	Check	26193	Recreation Dept. Membership Renewal	001-445.0000.62060	445.00
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transfr	109273	Post Falls Golf Camp Shirts	001-445.0000.63430	345.80
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transfr	89628	June 2026 Background Checks	001-445.0000.62080	1,018.90
Dept 445 Total:					5,498.44
Dept: 452 Building Inspector					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfr	CP-0410553	Fuel Usage - June 2026	001-452.0000.64030	794.67
Dept 452 Total:					794.67
Dept: 453 Engineering					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfr	CP-0410553	Fuel Usage - June 2026	001-453.0000.64030	196.72
Dept 453 Total:					196.72
Dept: 454 Community Development Admin					
VEN05893	Rotary Club of Post Falls				
APMWB	Check	5494804	Silver Corporate Membership Dues	001-454.0000.62060	1,250.00
Dept 454 Total:					1,250.00
Fund 001 Total:					110,484.96
Fund: 003 - PERSONNEL BENEFIT POOL					
Dept: 482 Personnel Pool					
VEN15087	Alliant Insurance Services, Inc				
APMWB	Electronic Funds Transfr	3607585	July 2026 Benefits Consulting and Navigator	003-482.0000.62040	3,232.00
A6000	Rehn & Associates, Inc.				
APMWB	Check	INV-00213273	cobra Notices June 2026	003-482.0000.62160	28.00
Dept 482 Total:					3,260.00
Fund 003 Total:					3,260.00
Fund: 007 - DRUG SEIZURE PROGRAM					
Dept: 425 Drug Seizure Program					
A600	Awards Etc.				
APMWB	Check	20242220	K9 Tournament Plaques	007-425.0000.67120	280.00
VEN15267	Rebuy Apparel				
APMWB	Check	D314	K9 Fundraiser T-Shirts	007-425.0000.67120	2,953.75
Dept 425 Total:					3,233.75
Fund 007 Total:					3,233.75
Fund: 008 - 911 SUPPORT					
Dept: 426 911 Support					
VEN15225	Agileblue Security				
APMWB	Electronic Funds Transfr	206474	Agile Blue Monitoring FY26	008-426.0000.66043	1,398.68
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transfr	20951	Monthly Sylint charges through FY2026	008-426.0000.66043	1,044.45
Dept 426 Total:					2,443.13
Fund 008 Total:					2,443.13
Fund: 011 - FACILITY BUILDING RESERVE					
Dept: 491 Facility Building Reserve					
VEN02996	Idaho Department of Environmental Quality				
APMWB	Electronic Funds Transfr	26CGP0520AP	PWOC IDEQ Application Fee	011-491.1801.93160	176.00
Dept 410 Total:					176.00

Fund 011 Total: 176.00

Packet: APPKT26315 - Check Run for Council 7.22.26

Check Date: 7/15/2026

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 017 - ANNEXATION FEES							
Dept: 410 General Government Services							
VEN13951	SCJ Alliance						
APMWB	Check			84739A	2025 Comp Plan Consulting Fee	017-410.0000.62040	4,210.50
Dept 410 Total:							4,210.50
Fund 017 Total:							4,210.50
Fund: 035 - PUBLIC SAFETY IMPACT FEES							
Dept: 420 Public Safety Impact Fees							
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354180-017	Impact Fee Update	035-420.0000.80300	855.34
Dept 420 Total:							855.34
Fund 035 Total:							855.34
Fund: 037 - STREETS IMPACT FEES							
Dept: 431 Streets							
VEN02944	BNSF Railway Company						
APMWB	Electronic Funds Transf			26005664	Water Pipeline Xing Permit	037-431.1306.95040	25.00
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354180-017	Impact Fee Update	037-431.0000.80300	855.33
				41354200-013	Chase Road - Wheatland to Grange	037-431.0000.95142	2,072.50
Dept 431 Total:							2,952.83
Fund 037 Total:							2,952.83
Fund: 038 - PARKS IMPACT FEES							
Dept: 443 Parks							
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354180-017	Impact Fee Update	038-443.0000.80300	855.33
Dept 443 Total:							855.33
Fund 038 Total:							855.33
Fund: 650 - RECLAIMED WATER OPERATING							
Dept: 463 Wastewater Operating							
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			103680	GAUGE 21/2' GLY 1/4 160#	650-463.0000.68025	26.92
				103898	WWTP Shop Supplies	650-463.0000.68025	96.13
				103924		650-463.0000.68025	54.95
A424	Anatek Labs, Inc.						
APMWB	Electronic Funds Transf			2615833	Surface Water Testing	650-463.0000.68360	587.00
				2615832		650-463.0000.68360	961.00
VEN15002	Apollo, Inc						
APMWB	Electronic Funds Transf			Solids Pay App #3	Apollo Solids Handling Pay App #3	650-463.3125.95520	6,943.27
VEN14736	Cintas Corporation No. 3						
APMWB	Check			4273228943	WWTP Uniforms	650-463.4000.72000	174.12
				4273986337	TSHIRT/SHP/CARHRTT/M/HTRGRY/SS-RC	650-463.4000.72000	149.77
				4272473017	WWTP Uniforms	650-463.4000.72000	169.04
C220	Coleman Oil Co						
APMWB	Electronic Funds Transf			CP-0410553	Fuel Usage - June 2026	650-463.0000.65005	684.60
C3090	Columbia Electric Supply						
APMWB	Electronic Funds Transf			1120-1025266	Vac truck disposal pump	650-463.0000.68025	1,680.29
F030	FedEx						
APMWB	Check			2-549-77968a	Late Fee	650-463.0000.68360	1.93
F070	Fire Safety Specialists						
APMWB	Check			28351	Fire extinguisher annual maintenance	650-463.0000.63110	308.92
VEN06984	Gravity Consulting, LLC						

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
I129	APMWB Electronic Funds Transf	26133	PCB river sampling	650-463.0000.68360	2,136.00
	Idaho Rural Water Assoc.				
	APMWB Check	E8711	Do Ellis Flow of Water Class	650-463.0000.64020	125.00
		E8624	Wastewater Treatment III/IV Certification Re	650-463.0000.64020	750.00
VEN14616	Inductive Automation LLC				
J105	APMWB Electronic Funds Transf	1438141	Wastewater SCADA Service	650-463.0000.66012	8,506.00
	J-U-B Engineers, Inc.				
L01935	APMWB Electronic Funds Transf	198010	Solids Handling Improvements JUB Invoice	650-463.3125.95520	168,754.58
	Landia, Inc.				
VEN04172	APMWB Check	SE10665	AO Mixer Repairs	650-463.0000.68025	11,452.50
	Northwest Scientific, Inc.				
	APMWB Electronic Funds Transf	5203622	Pipet Tips	650-463.0000.63400	244.55
		5203643	VAN/89068-444 Tubing Silicone Pump 0.375	650-463.0000.63400	423.12
O050	Oxarc Inc.				
	APMWB Electronic Funds Transf	0032597773	Sodium Bisulfite Tertiary Treatment Chemic	650-463.0000.63008	4,422.70
		0032593892		650-463.0000.63008	5,726.80
P180	Perfection Tire				
VEN15091	APMWB Check	1108129	FULL SYNTHETIC OIL CHANGE T118	650-463.0000.67170	107.89
	Simpliverified, LLC				
U1006	APMWB Electronic Funds Transf	89628	June 2026 Background Checks	650-463.0000.62080	78.00
	Univar Solutions USA, LLC				
	APMWB Electronic Funds Transf	53969374	Caustic Soda Deliveries Tertiary Operations	650-463.0000.63008	5,829.20
		53955312	Aluminum Sulfate for Tertiary Operations	650-463.0000.63008	8,042.04
		53974655		650-463.0000.63008	8,015.48
Dept 463 Total:					236,451.80
Dept: 466 Wastewater - Collections					
A1395	Advanced Compressor & Hose Inc				
	APMWB Check	103841	Scrub 80 Pack	650-466.0000.63330	107.00
VEN14808	Ardurra Group, Inc				
	APMWB Electronic Funds Transf	240451-21785	SH41 Poleline Ardurra Invoice May 2026	650-466.3221.68400	11,038.75
VEN14736	Cintas Corporation No. 3				
	APMWB Check	4273228943	WWTP Uniforms	650-466.4000.72000	174.12
		4273986337	TSHIRT/SHP/CARHRTT/M/HTRGRY/SS-RC	650-466.4000.72000	149.76
C220	Coleman Oil Co				
F070	APMWB Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	650-466.0000.65005	2,514.48
	Fire Safety Specialists				
N001	APMWB Check	28351	Fire extinguisher annual maintenance	650-466.0000.63110	308.92
	Napa Auto Parts				
	APMWB Check	395960	CHT STETHOSCOPE (609)	650-466.0000.67090	20.55
		397367	BAT 18MO WTY BAT (T34)	650-466.0000.68021	183.44
O050	Oxarc Inc.				
	APMWB Electronic Funds Transf	0032589837	GAS DETECTOR CALIBRATION	650-466.0000.63110	50.00
VEN15222	Valley Electric Inc				
VEN13163	APMWB Check	M&H Generators Pa	Valley Electric M&H Generators Pay App #2	650-466.3104.68400	34,063.20
	Wapiti Consulting, LLC				
W2066	APMWB Electronic Funds Transf	629	Montrose LS Reprogramming VFD3	650-466.0000.68021	1,600.00
	Whitney Equipment Co. Inc.				
	APMWB Check	PS-INV116121	Freight for Flow Meter	650-466.0000.63006	229.00
		PS-INV116260	KIT,REPAIR FLUSH VALVE 4901	650-466.0000.68021	688.09
Dept 466 Total:					51,127.31
Dept: 468 Wastewater - Surface Water					
VEN15211	CDA Precast, LLC				
	APMWB Check	LS1272	24in Grade Ring, 2in Tall	650-468.0000.68380	30.00
VEN14736	Cintas Corporation No. 3				
C220	APMWB Check	4272473017	WWTP Uniforms	650-468.4000.72000	169.04
	Coleman Oil Co				
H1957	APMWB Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	650-468.0000.65005	1,143.01
	Horizon Distributors Inc				
	APMWB Electronic Funds Transf	2S260208	Surface Water Supplies	650-468.0000.68380	446.24

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN15085	International Minute Press				
APMWB	Check	7515	200 Sets of 7 Cards I Pocket Atlas	650-468.0000.64050	321.82
P180	Perfection Tire				
APMWB	Check	1107987	ST225/75R15 121/118M HERCULES STRO	650-468.0000.67170	836.52
R1913	Rockhound Landscape Supply				
APMWB	Check	957	6 rolls of sod	650-468.0000.68380	35.40
		1868	3yds Screened Sand	650-468.0000.68380	126.00
R251	Serights Ace Hardware				
APMWB	Check	376952/1	TILLER STEEL 15"	650-468.0000.68380	66.57
Dept 468 Total:					3,174.60
Fund 650 Total:					290,753.71
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 463 Wastewater Operating					
VEN02996	Idaho Department of Environmental Quality				
APMWB	Electronic Funds Transf	26CGP0520AP	PWOC IDEQ Application Fee	651-463.3100.95520	56.00
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	198008	Tertiary Upgrade JUB Invoice June 2027	651-463.3213.90015	3,556.20
Dept 463 Total:					3,612.20
Fund 651 Total:					3,612.20
Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR					
Dept: 463 Wastewater Operating					
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	197461	Seltice Rehab JUB Invoice May 2026	652-463.3229.95520	6,750.50
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transf	41354141-005	Fisher LS Welch Invoice June 2026	652-463.3232.95520	33,700.00
Dept 463 Total:					40,450.50
Fund 652 Total:					40,450.50
Fund: 700 - SANITATION					
Dept: 461 Sanitation					
VEN05261	CDA PAVING				
APMWB	Check	116755	Earth fill disposal	700-461.0000.65050	175.18
		116808	Earthfill disposal	700-461.0000.65050	174.85
		116502	Earthfill Disposal for Const.	700-461.0000.65050	91.00
K100	Kootenai County Solid Waste				
APMWB	Check	10-30289/14-75446	General Parks Refuse	700-461.0000.65050	10.74
Dept 461 Total:					451.77
Fund 700 Total:					451.77
Fund: 750 - WATER OPERATING					
Dept: 462 Water Operating					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	103971	Water Supplies	750-462.0000.63280	147.62
VEN02944	BNSF Railway Company				
APMWB	Electronic Funds Transf	25010241	Permit Fee	750-462.0000.62060	25.00
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0410553	Fuel Usage - June 2026	750-462.0000.64030	3,647.67
F070	Fire Safety Specialists				
APMWB	Check	28352	Fire extinguisher annual maintenance	750-462.0000.63110	287.97
G098	Grainger				
APMWB	Check	9965965867	MARKING PAINT. CAUTION BLUE MANUF.	750-462.0000.62320	891.24
VEN14482	Gunnerson Consulting and Communication		Site Services, LLC		
APMWB	Check	6971	Cell Tower Lease Support	750-462.0000.62040	428.75
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	197397	Well House 4 JUB Invoice May 2026	750-462.3227.95550	3,793.80

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
P180	Perfection Tire				
APMWB	Check	1108033	FULL SYNTHETIC OIL CHANGE W117	750-462.0000.67170	107.89
R251	Serights Ace Hardware				
APMWB	Check	376659/1	SEALNT DYN230 WHT 5.5OZ	750-462.0000.63280	6.83
		376710/1	TRIMMER LINE PREMIUM .105 223FT	750-462.0000.63280	26.97
Dept 462 Total:					9,363.74
Fund 750 Total:					9,363.74
Fund: 753 - WATER CAPITAL					
Dept: 462 Water Operating					
VEN02996	Idaho Department of Environmental Quality				
APMWB	Electronic Funds Transfr	26CGP0520AP	PWOC IDEQ Application Fee	753-462.3325.95520	168.00
VEN07815	LaRiviere, Inc				
APMWB	Electronic Funds Transfr	Westwood Pay app	La Riviere Westwood Pay App #2	753-462.3225.95500	271,923.39
Dept 462 Total:					272,091.39
Fund 753 Total:					272,091.39
Report Total:					745,195.15



Fund	Account	Amount
001 - GENERAL FUND		
	001-22115	12,000.00
	001-412.0000.66043	1,758.43
	001-418.4000.72070	65.00
	001-421.0000.62040	245.00
	001-421.0000.62080	35.00
	001-421.0000.63010	619.52
	001-421.0000.63500	2,794.92
	001-421.0000.64030	8,356.73
	001-421.0000.66041	329.10
	001-421.0000.66043	243.84
	001-421.0000.67100	758.66
	001-421.0000.67170	39.95
	001-421.0000.68010	1,054.40
	001-421.4000.72000	921.60
	001-421.4000.72010	668.89
	001-423.0000.63730	12.28
	001-423.1153.68400	2,745.00
	001-424.0000.64030	53.22
	001-427.0000.64030	186.48
	001-431.0000.62080	48.00
	001-431.0000.63000	225.70
	001-431.0000.63070	624.08
	001-431.0000.63260	351.00
	001-431.0000.64030	8,743.69
	001-431.0000.66016	592.68
	001-431.0000.67090	94.46
	001-431.0000.68090	282.25
	001-431.0000.68100	76.83
	001-431.0000.68130	1,210.36
	001-431.0000.68140	256.19
	001-431.0000.68150	90.84
	001-431.1812.95040	6,750.49
	001-432.0000.64030	73.08
	001-433.0000.63730	13.47
	001-433.0000.64030	151.14
	001-434.0000.63011	1,520.89
	001-434.0000.63012	128.14
	001-434.0000.63013	47.89
	001-434.0000.63160	277.16
	001-434.0000.64030	293.99
	001-441.0000.64030	592.87
	001-441.0000.68170	467.00
	001-442.0000.63760	6,823.67
	001-442.0000.64030	550.85
	001-443.0000.62180	195.00
	001-443.0000.64030	5,702.82
	001-443.0000.65050	1,945.00
	001-443.0000.66190	529.68
	001-443.0000.67030	58.91
	001-443.0000.67090	469.89
	001-443.0000.68013	9,283.22
	001-443.0000.68170	1,100.00
	001-443.0000.68210	6,930.00
	001-443.0000.68230	481.94
	001-443.4000.72000	883.02
	001-444.0000.62040	262.50

001-444.1665.93180	11,728.41
001-445.0000.62040	410.90
001-445.0000.62060	445.00
001-445.0000.62080	1,018.90
001-445.0000.63430	345.80
001-445.0000.64030	207.93
001-445.1445.62190	3,069.91
001-452.0000.64030	794.67
001-453.0000.64030	196.72
001-454.0000.62060	1,250.00
Fund 001 Total:	110,484.96
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62040	3,232.00
003-482.0000.62160	28.00
Fund 003 Total:	3,260.00
007 - DRUG SEIZURE PROGRAM	
007-425.0000.67120	3,233.75
Fund 007 Total:	3,233.75
008 - 911 SUPPORT	
008-426.0000.66043	2,443.13
Fund 008 Total:	2,443.13
011 - FACILITY BUILDING RESERVE	
011-491.1801.93160	176.00
Fund 011 Total:	176.00
017 - ANNEXATION FEES	
017-410.0000.62040	4,210.50
Fund 017 Total:	4,210.50
035 - PUBLIC SAFETY IMPACT FEES	
035-420.0000.80300	855.34
Fund 035 Total:	855.34
037 - STREETS IMPACT FEES	
037-431.0000.80300	855.33
037-431.0000.95142	2,072.50
037-431.1306.95040	25.00
Fund 037 Total:	2,952.83
038 - PARKS IMPACT FEES	
038-443.0000.80300	855.33
Fund 038 Total:	855.33
650 - RECLAIMED WATER OPERATING	
650-463.0000.62080	78.00
650-463.0000.63008	32,036.22
650-463.0000.63110	308.92
650-463.0000.63400	667.67
650-463.0000.64020	875.00
650-463.0000.65005	684.60
650-463.0000.66012	8,506.00
650-463.0000.67170	107.89
650-463.0000.68025	13,310.79
650-463.0000.68360	3,685.93
650-463.3125.95520	175,697.85
650-463.4000.72000	492.93
650-466.0000.63006	229.00
650-466.0000.63110	358.92
650-466.0000.63330	107.00
650-466.0000.65005	2,514.48
650-466.0000.67090	20.55
650-466.0000.68021	2,471.53
650-466.3104.68400	34,063.20
650-466.3221.68400	11,038.75
650-466.4000.72000	323.88
650-468.0000.64050	321.82
650-468.0000.65005	1,143.01
650-468.0000.67170	836.52
650-468.0000.68380	704.21
650-468.4000.72000	169.04
Fund 650 Total:	290,753.71

651 - RECLAIMED WATER CAPITAL - WWTP		
651-463.3100.95520		56.00
651-463.3213.90015		3,556.20
Fund 651 Total:		3,612.20
652 - RECLAIMED WATER CAPITAL - COLLECTOR		
652-463.3229.95520		6,750.50
652-463.3232.95520		33,700.00
Fund 652 Total:		40,450.50
700 - SANITATION		
700-461.0000.65050		451.77
Fund 700 Total:		451.77
750 - WATER OPERATING		
750-462.0000.62040		428.75
750-462.0000.62060		25.00
750-462.0000.62320		891.24
750-462.0000.63110		287.97
750-462.0000.63280		181.42
750-462.0000.64030		3,647.67
750-462.0000.67170		107.89
750-462.3227.95550		3,793.80
Fund 750 Total:		9,363.74
753 - WATER CAPITAL		
753-462.3225.95500		271,923.39
753-462.3325.95520		168.00
Fund 753 Total:		272,091.39
Report Total:		745,195.15

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY

7/2/2026	\$300.00	102249	Pat Coast
7/2/2026	\$1,969.27	APA003643	AT&T Mobility
7/2/2026	\$121.57	APA003644	Avista Utilities
7/2/2026	\$327.96	APA003645	Charter Communications
7/2/2026	\$155.00	APA003646	Charter Communications
7/2/2026	\$578.89	APA003647	H & H Business Systems
7/2/2026	\$57.40	APA003648	Kootenai County Solid Waste
7/2/2026	\$37.00	APA003649	McGuire Estate Water Users Assn
7/2/2026	\$233.98	APA003650	TDS
7/2/2026	\$124.61	APA003651	Ziply Fiber
7/2/2026	\$600.00	102250	Pat Coast
7/2/2026	\$5,250.00	102251	Darryl Anderson
7/2/2026	\$175.00	102252	Lyle Morse
7/2/2026	\$400.00	102253	Ralph Kenworthy
7/10/2026	\$110.72	APA003809	AT&T Long Distance
7/10/2026	\$1,506.53	APA003910	AT&T Mobility
7/10/2026	\$45,082.99	APA003811	Avista Utilities
7/10/2026	\$369.02	APA003812	Charter Communications
7/10/2026	\$2,150.85	APA003813	Kootenai Electric
7/10/2026	\$2,292.38	APA003814	Level 3 Communications
7/10/2026	\$546.16	APA003815	Post Falls Food Bank
7/10/2026	\$203.41	APA003816	Ricoh USA Inc
7/10/2026	\$1,480.50	APA003817	Tetiri, LLC
7/10/2026	\$594.56	APA003818	Verizon Wireless
7/10/2026	\$133.24	APA003819	Ziply Fiber
	\$64,801.04		

FOR CHECK RUN 07/22/26

Pay Before Due Date	023-446.1601.62040
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	700-461.0000.65050
Pay Before Due Date	650-463.0000.65081
Pay Before Due Date	Various
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	023-446.1601.62040
Pay Before Due Date	023-446.1601.62040
Pay Before Due Date	023-446.1601.62040
Pay Before Due Date	023-446.1601.62040
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-22110
Pay Before Due Date	Various
Pay Before Due Date	001-421.0000.62040
Pay Before Due Date	Various
Pay Before Due Date	650-463.0000.65030

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/21/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Holstein Avenue Rights-of-Way Dedication to the City of Post Falls

ITEM AND RECOMMENDED ACTION:

With approval of the consent calendar, City Council accepts the grant of the right-of-way for Holstein Avenue.

DISCUSSION:

The developer of the Iron Vale Subdivision was responsible for extending the sanitary sewer along the future Holstein Avenue between Guy Road and Tennessee Avenue. That sewer extension has been designed and constructed to city standards. Acceptance of the rights-of-way dedication at this time allows for the City to take over ownership and maintenance responsibilities for the sewer. Roadway improvements for Holstein Avenue are scheduled for construction in Phase II for the development of the Iron Vale Subdivision.

***Final draft attached. Final doc with wet signatures of Developer to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

December 16, 2025 - Construction Improvement Agreement

APPROVED OR DIRECTION GIVEN:

Approved

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Typical operational and maintenance costs for the sanitary sewer. No roadway costs would be incurred until Phase II of the Subdivision is constructed.

BUDGET CODE:

N/A

ATTACHMENTS:

1. Final ROW Dedication - Holstein Ave (Iron Vale)

GRANT OF RIGHT-OF-WAY

KNOWN ALL MEN BY THESE PRESENTS, that **Blackwell Homes & Development, LLC, 2229 W. Dakota Ave, Hayden, Idaho 83835, a Limited Liability Company;** the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the City of Post Falls, Kootenai County, State of Idaho, the receipt of which is hereby acknowledged, does hereby grant, quitclaim and convey unto the said City of Post Falls, 408 N. Spokane St., Post Falls, ID 83854, a municipal corporation, Kootenai County, State of Idaho, the Grantee, a right-of-way for the construction, improvement, operation and maintenance of public roadway, allowing also placement and maintenance of pipelines for water and sewer, and such other surface and underground utility lines as may be necessary, upon and across the following described property:

A PARCEL OF LAND BEING PORTIONS OF THE NORTH HALF OF TRACTS 21 AND 22 OF GREENACRES IRRIGATED DISTRICT PLAT 8, RECORDED IN BOOK "B" OF PLATS AT PAGE 85, RECORDS OF KOOTENAI COUNTY. LYING WITHIN SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 22 OF SAID GREENACRES IRRIGATED TRACTS, THENCE, ALONG THE COMMON LINE BETWEEN TRACTS 21 AND 22 SOUTH $0^{\circ}15'35''$ WEST A DISTANCE OF 79.00 FEET TO THE **TRUE POINT OF BEGINNING.**

THENCE, SOUTH $89^{\circ}07'31''$ EAST A DISTANCE OF 335.00 FEET;

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.64 FEET, A DELTA ANGLE OF $90^{\circ}38'38''$, AND A CHORD THAT BEARS NORTH $45^{\circ}33'10''$ EAST A DISTANCE OF 28.44 FEET;

THENCE, SOUTH $0^{\circ}13'51''$ WEST A DISTANCE OF 51.17 FEET;

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 145.00 FEET, AN ARC LENGTH OF 58.06 FEET, A DELTA ANGLE OF $22^{\circ}56'25''$, AND A CHORD THAT BEARS SOUTH $11^{\circ}42'03''$ WEST A DISTANCE OF 57.67 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 39.20 FEET, A DELTA ANGLE OF $112^{\circ}17'47''$, AND A CHORD THAT BEARS NORTH $32^{\circ}58'38''$ WEST A DISTANCE OF 33.22 FEET;

THENCE, NORTH $89^{\circ}07'31''$ WEST A DISTANCE OF 932.39 FEET;

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.62 FEET, A DELTA ANGLE OF 90°34'54", AND A CHORD THAT BEARS SOUTH 45°35'02" WEST A DISTANCE OF 28.43 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF N. GUY ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY NORTH 0°17'20" EAST A DISTANCE OF 100.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.21 FEET, A DELTA ANGLE OF 89°24'51", AND A CHORD THAT BEARS SOUTH 44°25'05" EAST A DISTANCE OF 28.14 FEET;

THENCE, SOUTH 89°07'31" EAST A DISTANCE OF 607.18 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.362 ACRES, MORE OR LESS.

As depicted in the attached **Exhibit A**.

TO HAVE AND TO HOLD SUCH RIGHT-OF-WAY FOR PUBLIC PURPOSES, THE Grantor does hereby dedicate all interest in said strip of land to public use for such purposes.

In witness whereof, the Grantor has caused this instrument to be executed this _____ day of _____, 2026.

GRANTEE:

CITY OF POST FALLS

By _____
Randy Westlund, Mayor

Attest:

Rhiannon O'Neill, Deputy City Clerk

GRANTOR(S):

Ben Steckman – Owner/President
Blackwell Homes & Development, LLC

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

On this ____ day of _____, 20____, before me, a Notary for the State of Idaho, personally appeared **Randy Westlund and Rhiannon O'Neill**, known or identified to me to be the **Mayor and Deputy City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

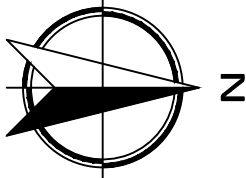
Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
 : ss
County of Kootenai)

On this ____ day of _____, 20____, before me, a Notary for the State of Idaho, personally appeared **Ben Steckman**, known, or identified to me to be the **owner** of **Blackwell Homes & Development, LLC**, a **Limited Liability Company**, who is the person(s) whose name is subscribed to within the instrument, and acknowledged to me that he executed the same on behalf of **Blackwell Homes & Development, LLC** and that he is duly authorized to do the same.

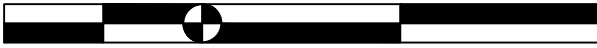
IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____



H-Scale 1"= 150'

150' 75' 150' 300'



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	20.00'	31.62'	90°34'54"	S45°35'02"W	28.43'
C2	20.00'	31.21'	89°24'51"	S44°25'05"E	28.14'
C3	20.00'	31.64'	90°38'38"	N45°33'10"E	28.44'
C4	20.00'	39.20'	112°17'47"	N32°58'38"W	33.22'
C5	145.00'	58.06'	22°56'25"	N11°42'03"E	57.67'

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
G.I.D. GREENACRES IRRIGATION DISTRICT

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°13'51"E	51.17'
L2	S0°17'20"W	100.00'
L3	N0°15'35"E	79.00'

N. 1/2 OF TRACT 22
OF G.I.D. PLAT 8
EXCEPT R.O.W.

607.18'
606.80'
HOLSTEIN AVENUE R.O.W.
DEDICATION AREA

S89°07'31"E 932.39'

N89°07'31"W 942.18'

T.P.O.B.

N. 1/2 OF TRACT 21
OF G.I.D. PLAT 8
EXCEPT R.O.W.

335.00'
325.59'

P.O.C.

FUTURE TENNESSEE AVENUE

HOLSTEIN AVE R.O.W. EXHIBIT "A"

SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: N/A

DRAFTED BY: ERH

PLOT DATE: 7/2/2026

SHEET

FILE NAME: 25-216

CHECKED BY: CJJ

PROJECT No.: 25-216

1
1

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/21/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Robert Palus, City Engineer
SUBJECT: North Place East 5th Addition Subdivision Construction Improvement Agreement

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor to sign the Construction Improvement Agreement for the North Place East 5th Addition subdivision.

DISCUSSION:

This Agreement reflects the construction phase of the North Place East 5th Addition Subdivision. The Agreement sets forth the typical expectations of the Developer of the subdivision and sets forth the responsibilities of the Developer and the City of Post Falls. This is a 112-lot subdivision located near the intersection of N. Syringa Street and E. Sanding Avenue. The application was submitted by Greenstone-Kootenai II. The construction drawings were approved as meeting the requirements of the Master Development Agreement and the applicable standards of the City of Post Falls and East Green Acres Irrigation District (water purveyor).

***Draft CIA attached. Original to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

August 4, 2020 - Master Development Agreement

APPROVED OR DIRECTION GIVEN:

Approved

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

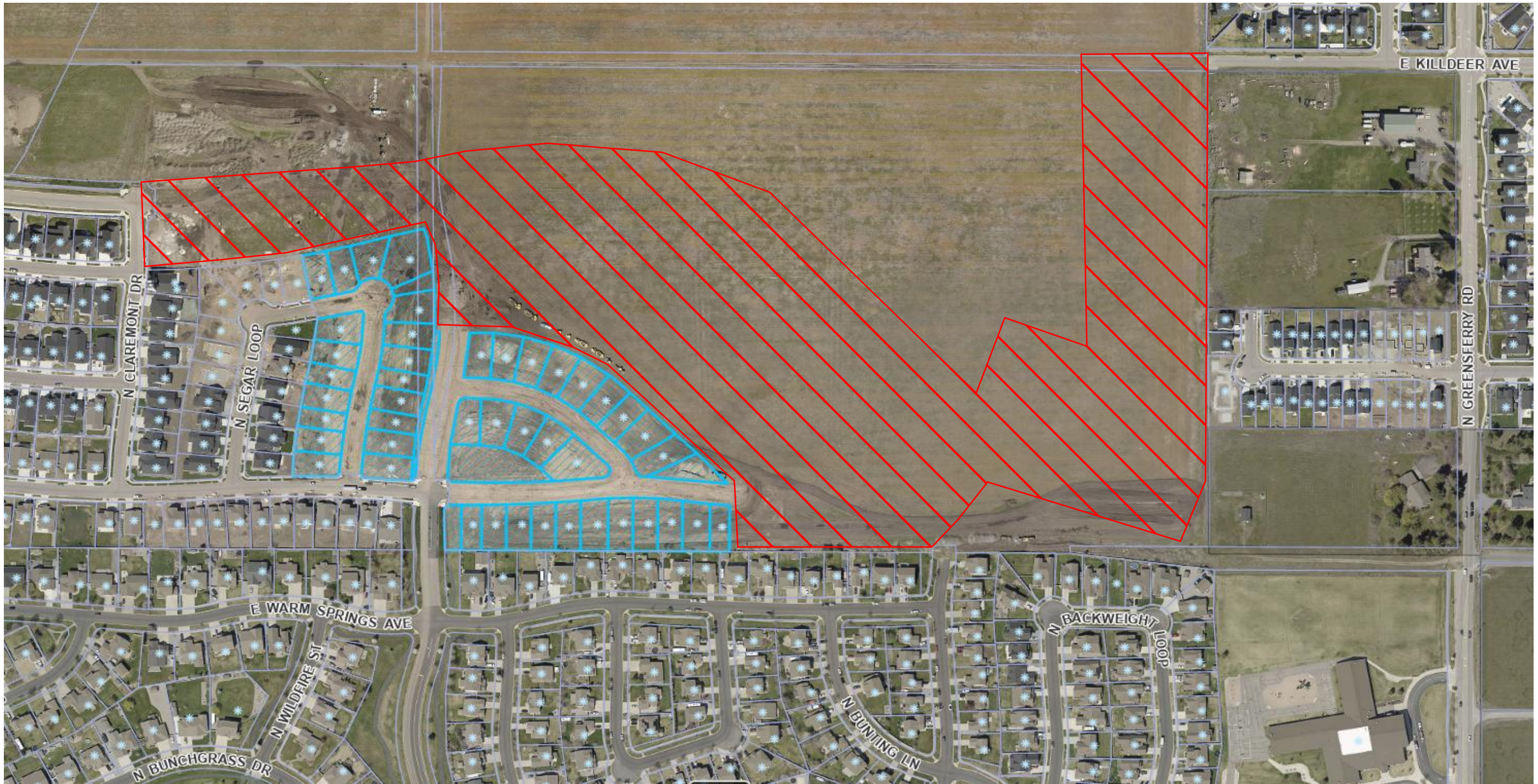
Acceptance of operations and maintenance costs for public roadway and sanitary sewer and water infrastructure (west of Syringa) with completion of improvements.

BUDGET CODE:

N/A

ATTACHMENTS:

1. NPE 5th Add Location Map
2. NPE 5th Final CIA 7.10.26



NORTH PLACE EAST 5TH ADDITION LOCATION MAP

CITY OF POST FALLS
408 SPOKANE STREET
POST FALLS, IDAHO 83854

CONSTRUCTION IMPROVEMENT AGREEMENT

THE CITY OF POST FALLS (hereinafter the "City"), 408 Spokane Street, Post Falls, Idaho 83854 and **Greenstone-Kootenai II** (hereinafter the "Developer"), enter into this Agreement effective the ____ day of _____ 20____, respecting the development of **North Place East 5th Addition**, the "Project", affecting the public rights of way or other public systems, equipment or property within the City of Post Falls. This Agreement provides for construction of subdivision improvements intended for ownership or maintenance by the City of Post Falls and other purveyors to support the development in accordance with the Subdivision Ordinance of the City of Post Falls.

I, **Kevin Schneidmiller**, execute this Agreement as the Developer with full responsibility for the proper development of the Project in accordance with provisions of the law and the specific terms and conditions made applicable to the Project in the course of project review by the City of Post Falls, as applicable. It is understood that the person(s) who execute this Agreement on behalf of the Developer does so in the capacity of Owner, and that they represent that they have full legal authority to do so. The parties to this Agreement shall accept notices at the following respective addresses and telephone numbers:

DEVELOPER

Kevin Schneidmiller
Greenstone-Kootenai II
N. 1421 Meadowwood Ln #200
Liberty Lake, WA 99019

CITY

Randy Westlund, Mayor
City of Post Falls
408 Spokane Street
Post Falls, Idaho 83854
(208) 773-3511

WHEREAS, no construction of public improvements shall be allowed until plans are approved by the City Engineer as authorized by the City Council, as appropriate, until Engineering inspection and other fees indicated herein are pre-paid in full, until this Construction Improvement Agreement has been approved by City Council, Mayor or City Engineer, as appropriate, and until this Agreement has been signed, and necessary proof of insurance or surety has been provided; and

WHEREAS, Title 17, Subdivisions, of the Post Falls City Code requires certain common improvements to be provided by the Owner prior to occupancy of structures built within a development project or acceptance of public improvements for maintenance; and

WHEREAS, subdivisions and their inclusive lots must be provided with survey monuments, street surfacing, curbs and gutters, drainage systems, sidewalks, street name signs, street lighting, public water supply, fire hydrants and sanitary sewer system, among others; and

WHEREAS, no building permit may be issued for construction or repair of a dwelling unit in a subdivision for which a plat has not been approved and recorded or adequate surety provided; and no Certificates of Occupancy will be issued until the plat has been recorded and all improvements necessary for public health and safety are constructed and

substantially complete. Said requirement shall not prohibit construction of a pre-approved model home or other demonstration project provided that it is not intended for sale or occupancy before all subdivision improvements are substantially complete and adequate life safety measures are addressed; and

WHEREAS, the Owner is deemed to have satisfied the requirements for the plat to be recorded when all improvements required have been constructed pursuant to an approved Construction Improvement Agreement, or a bond furnished in an amount equaling 150% of the cost of constructing such improvements pursuant to an approved Construction Improvement Agreement; and

WHEREAS, the City of Post Falls has adopted site development standards which require work in the public rights of way in order to complete site development work on projects to comply with the City's Subdivision Ordinance; and

NOW, THEREFORE, in consideration of mutual promises and covenants contained herein, and upon representations made in application documents and presentations before the City's deliberative bodies, the parties agree as follows:

The real property which is the subject of this Agreement (hereinafter the "Property") is located in the City of Post Falls and is described as set forth on Attachment A which is incorporated herein by reference: (Legal Description of External Boundaries of Lands Subject to Development Agreement).

The Developer seeks the City's agreement to enter into a Contract to construct and install the improvements listed in Attachment B in accordance with all terms, covenants and conditions of this Agreement and the Developer's approved construction plans and specifications which are incorporated herein by reference. Any unique terms or conditions of improvement status, including any accelerated or delayed improvement obligations shall be set forth in the Attachments.

The estimated total costs of the improvements to be owned, operated and maintained by the City of Post Falls: utilities to be owned, operated and maintained by a utility other than the City of Post Falls; and other improvements for which surety is required as submitted by the Developer and approved by the City Engineer are depicted on Attachment C for purposes of calculation of surety requirements in accordance with the requirements of ordinances of the City of Post Falls. Evidence any required surety at the time of execution of this Agreement shall be attached hereto and be labeled Attachment D.

ARTICLE I

GENERAL PROVISIONS

1.01 APPLICATION OF ARTICLE

Unless this Agreement expressly provides otherwise, all provisions of this Article applies to every part of this Agreement.

1.02 PERMITS, LAWS, AND FEES

The Developer shall acquire and maintain in good standing all permits, licenses, platting approvals and other requirements necessary to its performance under this Agreement. All actions taken by the Developer under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The Developer shall pay all fees pertaining to its performance under this Agreement in accordance with this Agreement or with laws applicable to actions contemplated. Applicable fees shall be required by Post Falls Municipal Code and resolutions adopted by the City Council implementing Code requirements.

1.03 RELATIONSHIP OF PARTIES

Neither by entering into this Agreement, nor by doing any act hereunder, may the Developer, or any contractor or subcontractor of the Developer, be deemed an agent, employee, or partner of the City, nor otherwise associated with the City other than, in the case of Developer, as an independent contractor. The Developer and its contractors and subcontractors shall not represent themselves to be agents, employees or partners of the City, or otherwise associated with the City other than, in the case of the Developer, as an independent contractor. The Developer shall notify all its contractors and subcontractors of the provision of this section.

1.04 ENGINEER'S RELATION TO THE CITY

Notwithstanding any other agreement, an engineer retained by the Developer to perform work under this Agreement shall not be deemed an agent, employee, partner, or contractor of the City, or otherwise associated with the City. The parties agree that the engineer retained by the Developer to supervise the construction and inspection of the Project is doing so for the benefit of the Developer and City. Engineer's duties include responsible and in-charge, fair, honest, and competent inspection of the work undertaken pursuant to this Agreement in accordance with standards of practice in the engineering profession.

1.05 DEVELOPER'S RESPONSIBILITY

The Developer shall be ultimately responsible for the faithful performance of all terms, covenants and conditions of this Agreement, notwithstanding the Developer's delegation to another of the actual performance of any term, covenant or conditions hereof. The Developer shall notify all contractors, subcontractors, or agents providing professional services of conditions and requirements of this agreement.

1.06 ALLOCATION OF LIABILITY

The Developer shall indemnify and hold the City harmless from any claim, action, or demand arising from any act or omission related to Developer's performance of duties pursuant to this Agreement. The liability assumed by the Developer pursuant to this section includes, but is not limited to, claims for labor and materials furnished for the construction of the improvements. Developer acknowledges that the work on the Project will take place on lands, which may be owned or otherwise subject to

control by the City. Developer shall provide insurance in amounts sufficient to satisfy the obligations of the City pursuant to the Idaho Tort Claims Act, but in no case less than one million dollars (\$1,000,000) per occurrence. City shall be named as an additional insured respecting the premises and conduct of the work on the project including coverage for comprehensive general liability, premises liability and automobile liability. The required evidence of insurance shall be attached hereto as Attachment E.

1.07 DISCLAIMER OF WARRANTY

Notwithstanding this Agreement or any action taken by any person hereunder, neither the City nor any City officer, agent or employee warrants or represents the fitness, suitability or merchantability of a property, plan, design, material, workmanship or structure for any purpose.

1.08 NON-DISCRIMINATION

- A. In performing its obligations under this Agreement, the Developer shall not discriminate against any person on the basis of disability, race, creed, color, national origin, sex, marital status, or age.
- B. In selling property or improvements in the subdivision, the Developer shall not discriminate against any person on the basis of disability, race, creed, color, national origin, sex, marital status, or age.

1.09 COST OF DOCUMENTS

All plans, reports, drawings, or other documents that this Agreement requires to be provided to the City by the Developer shall be furnished at the Developer's expense, free of copyright.

1.10 PUBLIC UTILITIES

- A. Any public utility service contemplated by this Agreement shall be provided only to areas where the service is allowed by applicable law. All utility service shall conform to the rules, regulations, and tariffs of the State of Idaho to the extent they may apply.
- B. If the State of Idaho or other agency having authority disallows any utility service to be provided by the city or any utility following execution of this Agreement, requirements of this Agreement relating to the disallowed service shall be deleted from the requirements of the Developer under this Agreement. The disallowance shall not be grounds for any claim, action, or demand against the City.
- C. The Developer shall bear all cost associated with the installation of all Public Utilities, including street lights. These installation costs shall not be passed on to the City unless provided for otherwise within an appendix to this agreement.
- D. The Developer shall be responsible to either pay the sewer and water cap fees and hookup fees or confirm that those fees have been paid by any property

owner which the developer connects to the City sewer or water system as part of the installation of the public improvement.

- E. The Developer shall be responsible to pay the cost of operation of the street lights within the development for a period of one year. The Developer shall pay to the City, at the time of execution of this Agreement the anticipated cost of the operation of the street lights within the development for one year, as determined by the City.

1.11 TIME IS OF THE ESSENCE

Unless otherwise expressly provided herein, time is of the essence of each and every term, covenant, and condition of this Agreement.

1.12 ASSIGNMENTS

- A. Except insofar as Subsection B of this section specifically permits assignments, any assignment by the Developer of its interest in any part of this Agreement or any delegation of duties under this Agreement shall be void and any attempt by the Developer to assign any part of its interest or delegate any duty under this Agreement shall constitute a default entitling the City to invoke any remedy available to it under Section 1.13.
- B. The Developer may assign its interest or delegate its duties under this Agreement:
 - 1. To the extent that applicable codes require that assignments of contract rights be allowed;
 - 2. To contractors and subcontractors, or to partnerships, limited liability companies or corporations in which the Developer may have a substantial interest, subject to Section 1.05, provided that performance guaranties can be provided or maintained;
 - 3. As expressly permitted in writing by the City. The City will not unreasonably deny assignment if security of performance is maintained on a comparable basis.

1.13 DEFAULT – CITY’S REMEDIES

- A. The City may declare the Developer to be in default:
 - 1. If the Developer is adjudged bankrupt, makes a general assignment for the benefit of creditors, suffers a receiver to be appointed on account of insolvency, takes advantage of any law for the benefit of insolvent debtors; or
 - 2. Except as provided in subsections 3 and 4 below, if the Developer has failed in any measurable way to perform its obligations under this Agreement, except if delayed by an act or omission of the City, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials, sabotage or

freight embargoes, provided the City gives the Developer notice of the failure to perform and the Developer fails to correct the failure within twenty-eight (28) days of receiving the notice; or if the failure requires more than twenty-eight (28) days to cure, the Developer fails within twenty-eight (28) days of receiving the notice to commence and proceed with diligence to prosecute the cure. All such notices to the Developer shall be in writing by certified mail, return receipt requested.

3. If the Developer fails to continue with sustained effort in accordance with the approved Construction Schedule, while working in the existing public traveled or developed rights of way, and the City provides twenty-four (24) hours' notice of this default and the Developer fails to correct the failure within that time period.
4. If the actions of the Developer have created a public hazard or conditions deemed an emergency by the City, the City may declare the Developer in default without providing prior notice and opportunity to cure.

B. Upon a declaration of default, and failure to cure under Section 1.13, the City may do any one or more of the following:

1. Perform any act required of the Developer under this Agreement, including drawing surety and construction of all or any part of the improvements after giving formal notice in writing to the Developer. The Developer shall be liable to the City for any costs thus incurred. The City may deduct any costs incurred from the surety or any payments then or thereafter due the Developer from the City whether under this Agreement or otherwise. No advance notice shall be required by the City to the Developer to correct actions to remedy any items that fall under Section 1.13,A.4.
2. Exercise its rights under any provision of this Agreement, or any performance or warranty guaranty securing the Developer's obligations under this Agreement.
3. Pursue any appropriate judicial remedy including, but not limited to, an action for specific performance, injunction, and civil penalties. City shall be entitled to its attorney's fees in any enforcement action necessary to enforce the terms of this Agreement.

1.14 NON-WAIVER

The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of the City thereafter to enforce each and every provision hereof.

1.15 INTERPRETATION

A. Each document incorporated by reference herein is an essential part of this Agreement, and any requirement, duty or obligation stated in one document is as

binding as if stated in all. All documents shall be construed to operate in a complementary manner and to provide for a complete project. Unless stated otherwise in express terms, the duties to complete the Project in compliance with the approved plans, such that part or all of it can be accepted for public maintenance, is the sole responsibility of the Developer.

B. If the terms of any of the documents and amendments thereto comprising this Agreement conflict, the conflict shall be resolved by giving the conflicting documents and amendments thereto the following order of preference:

1. Documents, appendixes, or sections titled "Special Provisions".
2. Article II of this Agreement, titled "IMPROVEMENT CONSTRUCTION STANDARDS AND PROCEDURES" and Article III of this Agreement titled "FINAL ACCEPTANCE OF IMPROVEMENTS".
3. Article I of this Agreement titled "GENERAL PROVISIONS".
4. Any other documents incorporated by reference herein.

1.16 EFFECT OF STANDARD SPECIFICATIONS

The Design Standards of the City of Post Falls, Idaho, Standards for Public Works Construction and any standards required by Federal or State regulatory agencies are incorporated by reference herein as minimum construction standards for performance under this Agreement, except where this Agreement specifically provides otherwise.

1.17 AMENDMENT

The parties may amend this Agreement only by written agreement, which shall be attached as an appendix hereto.

1.18 JURISDICTION – CHOICE OF LAW

Any civil action arising from this Agreement shall be brought in the District Court of the First Judicial District; venue shall be in Kootenai County. The law of the State of Idaho shall govern the rights and duties of the parties under this Agreement.

1.19 SEVERABILITY

Any provision of this Agreement that may be declared invalid or otherwise unenforceable by a Court of competent jurisdiction shall not affect the validity or enforceability of any other part of this Agreement, so long as the remainder of the Agreement is reasonably capable of completion.

1.20 INTEGRATION

This instrument, including Appendixes and any writings incorporated by reference herein, embody the entire Agreement of the parties. This Agreement shall supersede all previous communications, representations or agreements, whether written or oral, between the parties hereto.

1.21 DEFINITIONS

Unless this Agreement expressly provides otherwise, the following definitions shall apply herein:

- A. "Improvements" mean all work, which the Developer is required to perform by this Agreement.
- B. "City Improvements" means improvements which are to be dedicated to the City, or which are to be operated and controlled by a City-owned utility.
- C. "Private Utility Improvement" means improvements owned, maintained, and operated by a private utility or by a private owner or homeowner's association.
- D. "City", for the purpose of administering this Agreement, means the City of Post Falls, or its chief executive or his/her administrative designee.
- E. "Acceptance", by the City means a determination that an improvement meets City construction standards and does not refer to the City accepting a dedication of the improvement by the Developer.
- F. "Final Acceptance" by the City means that the City is satisfied that all improvements required by this Agreement and Titles 17 and 18 of the Post Falls Municipal Code, or as a result of the procedures required thereby, have been constructed in a satisfactory manner to comply with the specifications.

1.22 APPROVALS AND CONSENTS

Wherever in the Agreement consents or approvals of either party are required, they shall not be unreasonably withheld. Nothing in this provision shall compromise the general police power authority in the City in matters governmental in nature.

1.23 ATTORNEY FEES – MEET AND CONFER

Should either party need to resort to Court proceedings to interpret or enforce provisions of this Agreement, the prevailing party in any such action shall be entitled to recovery of its reasonable attorney fees. No legal action shall begin, nor shall any attorney fees be recoverable, unless the parties have first met and conferred regarding the contested issues. Any party, which refuses to meet and confer in good faith, shall not be entitled to recovery of its attorney fees.

ARTICLE II

IMPROVEMENT CONSTRUCTION STANDARDS AND PROCEDURES

2.01 RECORDING OF FINAL PLAT

Developer shall be solely responsible for all platting of the property.

2.02 PERFORMANCE GUARANTY

- A. The Developer shall guarantee, for the sole benefit of the City that the Developer will perform all of its obligations not yet completed under this Agreement. The guaranty shall be in one of the forms specified by Post Falls Municipal Code as described in paragraphs 2.02.D.1, 2.02.D.2, or 2.02.D.3. During the term of this Agreement, the Developer may, with the written consent of the City; substitute for a performance guaranty submitted under this section another guaranty in the required amount and in one of the forms specified herein. The City may choose to not release surety less than 25% of the surety amount until all final project items are complete – including final as-builts and certification.
- B. The City Engineer may require a guaranty be established prior to any work within the existing rights of way commencing and prior to the Developer providing a guaranty for the purposes of recording the plat. The purpose of this guaranty is to allow the City remedy under Section 1.13.
- C. Amount of Guaranty: The guaranty shall be in an amount equal to 150% (one hundred fifty percent) of the estimated cost of all improvements, not including those to be constructed by private utilities. The estimated cost shall be determined as follows. The Developer shall submit for the City Engineer's approval a cost estimate for each improvement required by this Agreement. Before submitting the cost estimates, the Developer's engineer shall have prepared, documented and certified each cost estimate. The estimated cost of all improvements shall be the sum of the estimated cost as approved by the City Engineer.
- D. All guarantees shall include the City's standard "Evergreen Clause" or automatic renewal language, as follows:

"This type of surety is for an initial term that expires on _____. This type of surety shall automatically be extended without amendment for one year from the present or any future expiration date unless the company issuing the surety notifies the beneficiary in writing sent certified mail, return receipt requested, or by personal service, at least sixty (60) days prior to any expiration date that this surety will not be renewed.

- 1. PERFORMANCE BOND - The Developer may provide a performance bond from a company qualified by law to act as a surety in the State of Idaho. The bond shall be in a form approved by the City. The bond shall name the City as the sole obligee and the Developer as the principal.
- 2. ESCROW - The Developer may deposit funds in an escrow account with a bank or financial institution qualified by law to do business in the State of Idaho. The disbursement of the escrowed funds shall be governed by an escrow agreement in a form approved by the City.

3. LETTER OF CREDIT - The Developer may cause a bank or financial institution qualified by law to do business in the State of Idaho to issue an irrevocable letter of credit in a form approved by the City.

E. If the Developer is not in default under this Agreement, the City may allow a proportionate reduction in amount of the performance guaranty in increments not less than 25% of the surety amount, or the amount secured and the current estimated cost of the work remaining to be performed under this Agreement; provided, however, that the amount of the performance guaranty, or the amount secured thereby always shall be greater than or equal to the amount of the warranty guaranty required by Section 3.09.

F. As soon as one of the following occurs, the City shall release any performance guaranty which has not been used or encumbered under Section 1.13 as long as the warranty guaranty provides sufficient coverage as required by this Agreement or by law:

1. The final acceptance of all improvements and the posting of warranty guaranty as provided in Section 3.09.

2. The expiration of the warranty period as provided in Section 3.08.

2.03 PREREQUISITES TO CONSTRUCTION

The Developer shall not obtain permits for the construction of improvements or commence the construction of improvements until approval by all other agencies as required to construct the required improvements have been obtained and this Agreement has been completed and signed by the Developer and the City and all Engineering Inspection Fees have been paid as required by City ordinance or resolution. Appendix III to this Agreement is the Engineering Inspection Fee Summary.

2.04 ENGINEER

A. The Developer shall retain an Engineer of Record, licensed as a professional engineer under the laws of the State of Idaho, to design and administer the construction of the improvements, including preparing plans and specifications, inspecting and controlling the quality of work and preparing the as-built data. The Engineer shall perform the work described herein in accordance with the City's required procedures for consulting engineers.

B. The Developer shall inform the City of the name and mailing address of the Engineer of Record it has retained to perform the duties described in Subsection A of this section. Developer agrees that notice to the Developer and engineer at the addresses so specified regarding the performance of such duties shall constitute notice to the Developer. The Developer shall promptly inform the City of any change in the information required under this subsection.

2.05 PLANS AND SPECIFICATIONS

A. The Developer shall submit to the City, in such form as the City may specify all plans and specifications pertaining to the construction of the improvements.

- B. If the City requires soil tests, traffic studies or other tests and studies pertaining to the design of improvements, the Developer shall submit reports of the test results with the plans and specifications.
- C. The City may approve the plans and specifications as submitted, or indicate to the Developer deficiencies to be corrected to secure approval, within a reasonable time from the submission of all plans and specifications for the improvements. The City's approval of the plans and specifications is for general conformance with City Standards. The City will endeavor to provide a complete and thorough review of all plans and specifications; however, ultimate design and function remains the responsibility of the Developer. It shall be the responsibility of the Developer to correct errors and omissions found prior to final acceptance as provided in Section 3.01 of this Agreement.

2.06 QUALITY CONTROL PROGRAM

The Developer's Engineer of Record shall follow the City's project certification and quality control program when performing their duties to provide for certification of the construction work. The Engineer of Record shall be responsible, in charge of the quality control / inspection activities.

2.07 WORK SCHEDULE

- A. The Developer shall submit to the City, in such form as the City may specify, a work schedule, which shall be Appendix II to this Agreement.
- B. The construction schedule shall indicate the approximate percentage of work scheduled for completion at any given time. The schedule shall indicate starting and completion dates for each improvement, including City and private utility improvements.
- C. The City Engineer may require detailed and specific schedule for portions of the work deemed critical for continuation of City services.
- D. Contractor's offsite work schedule and efforts shall be to expedite the work, to minimize the inconvenience to the public.

2.08 MATERIALS

- A. The Developer shall submit, in such form as the City may specify, detailed information concerning all materials and equipment it proposes to incorporate into an improvement. All materials shall comply with the Post Falls Standards for Public Works Construction.
- B. Upon the City's request, the Developer shall submit samples of materials or equipment it proposes to incorporate into an improvement.
- C. The City may approve the materials and equipment, or indicate to the Developer unacceptable material and equipment within a reasonable time after submittal. The City's approval of material and equipment is for general conformance with City standards, alternate design and function remain the

responsibility of the Developer. It shall be the responsibility of the Developer to correct errors and omissions found subsequent to City approval. Substitutions may be considered subject to review and approval of the City Engineer.

2.09 GENERAL STANDARDS OF WORKMANSHIP

- A. The Developer shall construct all improvements in accordance with plans and specifications approved by the City, and with the terms, covenants, and conditions of this Agreement, including installation of street trees unless the developer elects to exercise the option to pay for the trees in accordance with Post Falls City Code 17.28.091 instead of installing them. The Developer shall not incorporate any material or equipment into an improvement unless the City has approved its use. Unless the City specifically agrees otherwise in writing, all materials, supplies, and equipment incorporated into an improvement shall be new.
- B. If, in the course of construction, conditions appear, which, in the exercise of reasonable engineering judgment, require a modification of, or substitution for, approved materials, equipment, plans, specifications or contracts to meet an acceptable standard of performance, the Developer shall make the modification or substitution. The City shall reasonably approve all such substitution.
- C. The Developer shall construct all facilities in the subdivision not otherwise subject to this Agreement in accordance with applicable statutes, ordinances and specifications.

2.10 PLACEMENT OF UTILITIES

The Developer shall place all utilities underground, except where this requirement is specifically waived under this Agreement. The City Engineer shall approve the alignment of City and private utilities.

2.11 WORK IN RIGHTS-OF-WAY

The Developer shall comply with all ordinances and secure all necessary permits and authorizations pertaining to work in public rights-of-way. The Developer shall co-ordinate and supervise the installation and construction of all utility improvements, including those not otherwise covered by this Agreement, in a manner that will prevent delays in City construction or other damage to the City and that will permit the City to properly schedule work that it will perform. The Contractor's offsite work schedule and efforts shall be to expedite the work, to minimize the inconvenience towards the public.

2.12 SURVEYOR

A person licensed as a professional land surveyor under the laws of the State of Idaho shall make all land surveys required for the completion of improvements under this Agreement.

2.13 REQUIRED REPORTING

- A. Quality Control

The Developer shall submit to the City regularly and promptly written reports certified by the Engineer describing the results of all tests and inspections required by the quality control program and all other test and inspection which the Developer may make.

- B. Construction Progress
If actual progress indicates that the Developer will not perform the work as scheduled, the Developer shall prepare and submit a revised schedule for the City's reasonable approval.
- C. Surveys
The Developer shall furnish promptly to the City copies of all final surveys required for the completion of the improvements.
- D. Well Logs/Test Hole Logs
The Developer shall furnish the City copies of all well and test hole logs required for any purpose during the Project.
- E. Express or implied approval by the City of any report or inspection shall not authorize any deviation from approved plans and specifications or from the terms of this Agreement unless such express approval notes such deviation.
- F. At the completion of construction prior to acceptance by the City, the Engineer of Record shall submit to the City a report certifying that the improvements were constructed in accordance with plans and specifications and that they meet standards established by the City. This certification shall include a cover letter with the engineer's professional stamp, followed by copies of all inspection records, test results, and construction quality control data as indicated within the City's Engineering Project Certification and Quality Control provision.

2.14 PROGRESS PAYMENTS

The Developer shall hold the City harmless against any claims made by Developer's contractors.

2.15 OBSERVANCE

- A. The Engineer of Record or their representatives shall attend regularly scheduled jobsite meetings with a City Representative, to review construction progress and inspection activities.
- B. The City may monitor the progress of the work and the Developer's compliance with this Agreement and perform any inspection or test, which it deems necessary to determine whether the work conforms to this Agreement. Such inspections or tests do not relieve the Developer from performing tests and inspections required by 2.13A.
- C. If the Developer fails to notify the City of inspections, tests and construction progress as required by Section 2.13, the City may require, at the Developer's expense, retesting, exposure of previous stages of construction, or any other steps

which the City deems necessary to determine whether the work conforms to this Agreement.

- D. Any monitoring, tests or inspections that the City orders or performs pursuant to this section are solely for the benefit of the City. The City does not undertake to test or inspect the work for the benefit of the Developer or any other person.

2.16 STOP WORK ORDERS

- A. If the City determines there is a substantial likelihood, based upon reasonable and substantial information, that the Developer will fail to comply, or if the Developer does fail to comply with this Agreement or the Developer and/or his contractors fail to comply with provisions of occupational health and safety standards promulgated by the State and Federal agencies or his actions present a threat to the public health and safety or the Engineer of Record fails to perform their inspection and quality control duties, the City may stop all further construction of improvements by issuing a stop work order regarding the nonconforming construction and notifying the Developer and its Engineer of the order.
- B. A stop work order shall remain in effect until the City approves:
 - 1. Arrangements made by the Developer to remedy the nonconformity; and
 - 2. Assurances by the Developer that future nonconformity's will not occur.
- C. The issuance of a stop work order under this section is solely for the benefit of the City. The City does not undertake to supervise the work for the benefit of the Developer or any other person. No suspension of work under this section shall be grounds for any action or claim against the City or for an extension of time to perform the work.
- D. The Developer shall include in all contracts for work to be performed, or materials to be used under this Agreement, the following provision:

The City of Post Falls, pursuant to a Construction Improvement Agreement on file with the City Clerk and incorporated by reference herein, has the authority to inspect all work or materials under this contract and to stop work in the event that the work performed under this Agreement fails to comply with any provision of the Construction Improvement Agreement. In the event that the City issues a stop work order, the contractor shall immediately cease all work and await further instructions from the Developer and City.

2.17 ACCESS

The City shall have access to all parts of the subdivision necessary or convenient for monitoring the Developer's performance, inspecting, surveying, testing or performing any other work.

2.18 MAINTENANCE

- A. Until the City accepts the improvements, the Developer shall maintain at his expense all road improvements within the Project that are necessary for access or service to property not owned by the Developer. For the purposes of this subsection, existing roads are roads that physically exist, as distinguished from mere rights-of-way dedicated for road purposes. The maintenance required by this subsection includes cleaning, effective dust control measures, snow removal and similar activities, but does not include repair, replacement or reconstruction, except if the need to repair, replace or reconstruct is caused by the Developer's activities or is required as a condition of this Agreement. If the Developer fails to maintain the road improvements, the City may either contract for the maintenance to be completed, or complete the maintenance by City forces and charge the Developer for all associated costs, including administration fees.
- B. The Developer shall repair or pay the cost of repairing damage to any improvement that occurs prior to the City's acceptance of the improvements, except for damage caused solely by the City, its agents, employees, or contractors. The Developer shall give reasonable notice to the City before undertaking the repair of any damaged improvement.

2.19 OPERATION OF IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE

- A. Before final acceptance, the City may enter upon, inspect, control, and operate any improvement if the City determines that such action is necessary to protect the public's health, safety, and welfare.
- B. The action described in subsection A of this section shall not constitute the final acceptance of any improvement by the City, nor shall the action affect in any way the Developer's warranty under this Agreement.
- C. The Developer or his agents may not connect to or operate any City utilities without written consent from the City. No structure shall be occupied, nor shall any land use be established which requires a building or construction permit, until the improvements required by this Agreement or by applicable provisions of law have been accepted by the City or other responsible public agency or have been completed as required by this Agreement.

2.20 TIME

The Developer shall start work and complete construction of improvements required under this Agreement in accordance with the Developer's work schedule as approved by the City and attached as an Appendix to this Agreement.

ARTICLE III

FINAL ACCEPTANCE OF IMPROVEMENTS

3.01 PREREQUISITES TO ACCEPTANCE

The City shall not accept the improvements until all the requirements of Section 3.02 through 3.05 have been met.

3.02 SURVEY MONUMENTS AND AS-BUILT DRAWINGS

- A. Upon completing the improvements, the Developer shall replace lost lot corners and survey monuments per Idaho Code.
- B. No later than sixty (60) days after the final inspection and prior to final acceptance and certification under Section 3.06F, the Developer shall provide to the City as-built drawings in accordance with current City Engineer's Drawing Submittal Standards. The as-built drawings shall be certified by a professional engineer licensed under the laws of the State of Idaho to represent accurately the improvements as actually constructed.

3.03 CERTIFICATE OF COMPLIANCE

The Developer shall furnish the City with a certificate of compliance for the work performed under this Agreement, in the form prescribed in Paragraph 2.13F. Developer shall also certify that all private utility installation has been completed according to plan.

3.04 CERTIFICATE OF PAYMENT OF CONTRACTORS AND VENDORS

Prior to final acceptance, the Developer shall certify that all contractors and vendors have been paid and no liens or other claims have been recorded, and that he knows of no intent to file a claim or lien against the property, the improvement, the City or private utility improvements.

3.05 CONVEYANCE OF EASEMENTS AND RIGHTS-OF-WAY TO CITY

The Developer shall convey to the City any easement, rights-of-way, or other property interest necessary to allow access to the City improvements to operate, maintain, or repair the City improvements. The Developer may condition the conveyance upon the City's acceptance of the improvements.

3.06 INSPECTION

- A. Upon receiving notice that the Developer has completed the improvements, the City shall schedule inspections of the improvements. The City may inspect all improvements and any other work in dedicated easements or rights-of-way.
- B. A privately owned utility may inspect any phase of work on an improvement of which it is to assume control.
- C. The City or appropriate privately owned utility shall inform the Developer in writing of any deficiencies in the work found in the course of the inspection.

- D. The Developer shall, at its own expense, correct all deficiencies found by inspections under Subsection A or B of this section. Upon receiving notice that the deficiencies have been corrected, the City, or appropriate privately owned utility shall re-inspect the improvements.
- E. The City or appropriate privately owned utility may continue to re-inspect an improvement until the Developer has corrected all deficiencies in the improvement.
- F. After final inspection has revealed that all improvements and other work in dedicated easements and rights-of-way meet City standards and the Developer has furnished the as-built drawings required in Section 3.02B, and project certification required by Section 3.03, and upon written request by the Developer, the City Engineer shall submit to the Post Falls City Council a recommendation for final acceptance of the improvements.

3.07 CONSEQUENCES OF ACCEPTANCE OF IMPROVEMENTS

- A. The City's final acceptance of the City improvements constitutes a grant to the City of all the Developer's right, title, and interest in and to the City improvements.
- B. Upon final acceptance of the improvements, the City will maintain said improvements, except regarding the Developer's obligations covered by warranty in Section 3.08.

3.08 DEVELOPER'S WARRANTY

- A. The Developer shall warrant the design, construction materials and workmanship of the improvements against any failure or defect in design, construction, material or workmanship which is discovered for one (1) year, except for sewer systems which shall be warranted until such time as the number of active users on the system reaches twenty percent (20%) of the approved user design capacity, but not less than one (1) year or longer than three (3) years. This warranty shall cover all direct or indirect costs of repair or replacement, and damage to the property, improvements or facilities of the City or any other person, caused by such failure or defect or in the course of repairs thereof, and any increase in cost to the City of operating and maintaining a City improvement resulting from such failures, defects or damages. The warranty period for the project shall begin upon the satisfaction and final acceptance of all improvements.
- B. The Developer's warranty shall not extend to any failure or defect caused solely by changes in design, construction or materials required by the City.
- C. Except as provided in Subsection B of this section, the fact that the City takes any action, or omits to take any action authorized in this Agreement including, but not limited to, operation or routine maintenance of the improvements prior to acceptance or surveillance, inspections, review or approval of plans, tests or reports shall in no way limit the scope of the Developer's warranty.

3.09 WARRANTY GUARANTY

To secure the Developer's performance of the warranty under Section 3.08, the performance guaranty provided by the Developer under Section 2.02 shall remain in effect until the end of the warranty period, or the Developer shall provide a warranty guaranty by one or more of the methods described in Section 2.02, determined by the following table:

<u>Actual Cost of All Improvements</u>	<u>Percent to Secure Warranty</u>
Less than \$500,000.00	10.0%
\$500,000.00 - \$1,000,000.00	7.5%
Over \$1,000,000.00	5.0%

3.10 CITY'S REMEDIES UNDER WARRANTY

- A. The City shall notify the Developer in writing upon its discovery of any failure or defect covered by the warranty in Section 3.08. The City shall notify the Developer before conducting any test or inspections to determine the cause of failure or defect to the extent the circumstances will allow and shall notify the Developer of the results of all such tests and inspection.
- B. The Developer shall correct or make a diligent effort to correct any failure or defect covered by the warranty within thirty (30) days of receiving notice of the failure or defect from the City. The Developer shall correct the failure or defect at its own expense and to the satisfaction of the City.
- C. If the Developer fails to correct the failure or defects within the time allowed by Subsection B of this section, the City may correct the failure or defect at the Developer's expense. If the Developer fails to pay the City for the corrective work within thirty (30) days of receiving the City's bill, the City may pursue any remedy provided by law or this Agreement to recover the cost of the corrective work, including calling upon the Developer's security. The City's attorney's fees in pursuit of such remedy shall be an allowed cost.
- D. In case of an emergency affecting public health and safety, the City may make immediate required repairs and shall notify the Developer and contractor as quickly as possible.

3.11 CONDITIONS OF REIMBURSEMENT

- A. If this Agreement requires the City to reimburse the Developer for all or part of the cost of an improvement, the reimbursement shall be conditioned upon the Developer's performance of all its obligations under this Agreement. Reimbursement shall be limited to that work described herein.
- B. Any reimbursement shall be subject to the approval of bonds and/or the appropriation of funds as required by law. If funds are not available at the time any reimbursement is due under this Agreement, the City shall reimburse the Developer when funds become available. The City shall not be liable for any delay in reimbursing the Developer due to the unavailability of funds, nor shall such delay constitute a breach of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands on the date first set forth above.

CITY OF POST FALLS

DEVELOPER

BY: _____
Randy Westlund, Mayor

BY: _____

ATTEST:

WITNESS:

Shannon Howard - City Clerk

Print Name:

ATTACHMENT A:	PROPERTY DESCRIPTION
ATTACHMENT B:	DESCRIPTION OF IMPROVEMENTS
ATTACHMENT C:	COST ESTIMATES
ATTACHMENT C-1:	DETAILED COST ESTIMATES
ATTACHMENT D:	EVIDENCE OF SURETY
APPENDIX I:	CONSTRUCTION PLANS AND SPECIFICATIONS
APPENDIX II:	CONSTRUCTION SCHEDULE
APPENDIX III:	PUBLIC WORKS INSPECTION SUMMARY
APPENDIX IV:	STREET LIGHT DESCRIPTION
APPENDIX V:	CALCULATION OF UTILITY FEES PRE-EXISTING RESIDENCE(S)
APPENDIX VI:	CITY WATER CAP & METER FEES
APPENDIX VII:	ENGINEER OF RECORD DECLARATION
APPENDIX VIII:	ENGINEERING CERTIFICATE OF COMPLIANCE
APPENDIX IX:	CERTIFICATION OF PAYMENT OF CONTRACTORS AND VENDORS
APPENDIX X:	CASH IN LIEU OF PLANTING TREES

STATE OF IDAHO)
) ss
County of Kootenai)

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
)ss
County of Kootenai)

Notary Public for the state of Idaho
Residing at: _____
Commission Expires: _____

ATTACHMENT "A"
PROPERTY DESCRIPTION
FOR

North Place East 5th Addition

Developer to submit legal property description and reduced copy of plat.

ATTACHMENT "A"

Legal Description
For
Northplace East 5th Addition

A re-plat of a portion of Lots 15, 18, 19, 20, 21, 29, 30 and 31 of POST FALLS IRRIGATED TRACTS, Recorded in Book C of Plats, Page 78, and a portion of a vacated 20' wide Right of Way, Ordinance No. 1408, (Instrument No. 28064453000) and a portion of a vacated 40' right of way, ordinance No. 1541, (instrument No. 3027442000) located in the North Half of Section 26, Township 51 North, Range 5 West, in the City of Post Falls, Kootenai County, Idaho described as follows:

BEGINNING at the Northeast corner of NORTHPLACE EAST 1ST ADDITION, Recorded in Book L of Plats, pages 82 thru 82B; thence N00°27'37"E a distance of 0.64 feet to the beginning of a non-tangent curve concave to the North and having a radius of 2165.50 feet and a chord bearing and distance of N82°14'22"E, 562.81 feet; thence Northeasterly along said curve through a central angle of 14°56'00" an arc distance of 564.41 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 1058.50 feet and a chord bearing and distance of N78°55'52"E, 153.51 feet; thence Northeasterly along said curve through a central angle of 08°19'00" an arc distance of 153.64 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 1037.50 feet and a chord bearing and distance of N04°02'20"E, 11.06 feet; thence Northerly along said curve through a central angle of 00°36'39" an arc distance of 11.06 feet; thence S88°20'08"E a distance of 75.08 feet to the beginning of a non-tangent curve concave to the West and having a radius of 3537.50 feet and a chord bearing and distance of S04°19'54"W, 1.13 feet; thence Southerly along said curve through a central angle of 00°01'06" an arc distance of 1.13 feet to the beginning of a reverse curve concave to the East and having a radius of 20.00 feet and a chord bearing and distance of S02°28'29"W, 1.30 feet; thence Southerly along said curve through a central angle of 03°43'55" an arc distance of 1.30 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 1058.50 feet and a chord bearing and distance of S69°06'23"E, 850.64 feet; thence Southeasterly along said curve through a central angle of 47°23'00" an arc distance of 875.37 feet; thence S45°24'53"E a distance of 395.76 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 1941.50 feet and a chord bearing and distance of S50°01'49"E, 312.46 feet; thence Southerly along said curve through a central angle of 09°13'52" an arc distance of 312.80 feet; thence N34°32'40"E a distance of 101.42 feet to the beginning of a tangent curve concave to the West and having a radius of 20.00 feet and a chord bearing and distance of N09°43'02"W, 27.92 feet; thence Northwesterly along said curve through a central angle of 88°31'23" an arc distance of 30.90 feet; thence N53°46'58"W a distance of 12.45 feet; thence N36°24'49"E a distance of 55.00 feet to the beginning of a tangent curve concave to the North having a radius of 20.00 feet and a chord bearing and distance of N73°34'09"E, 31.88 feet; thence Northerly along said curve through a central angle of 105°41'21" an arc distance of 36.89 feet; thence S69°16'30"E a distance of 55.00 feet to the beginning of a tangent curve concave to the West and having a radius of 402.50 feet and a chord bearing and distance of S22°19'55"W, 22.58 feet; thence Southerly along said curve through a central angle of 03°12'51" an arc distance of 22.58 feet to the beginning of a reverse curve concave to the East and having a radius of 20.00 feet and a chord bearing and distance of S16°25'14"E, 25.90 feet; thence Southeasterly along said curve through a central angle of 80°43'09" an arc distance of 28.18 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 1764.56 feet and a chord bearing and distance of S59°31'10"E, 168.69 feet; thence Southeasterly along said curve through a central angle of 05°28'46" an arc distance of 168.75 feet; thence N00°37'08"E a distance of 865.95 feet; thence N22°22'07"W a distance of 55.00 feet to the

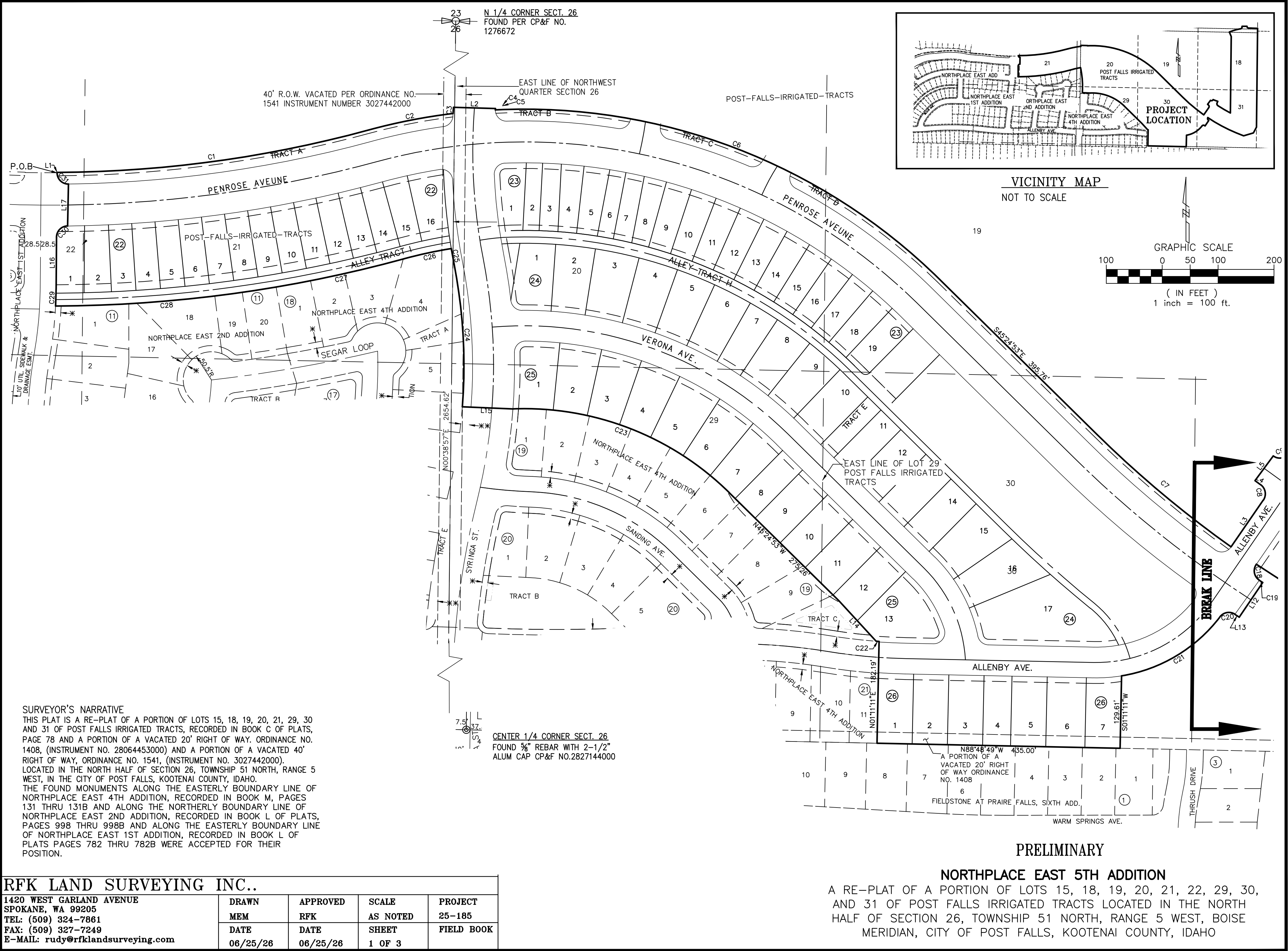
beginning of a tangent curve concave to the South and having a radius of 589.31 feet and a chord bearing and distance of N74°02'11"E, 131.48 feet ; thence Northeasterly along said curve through a central angle of 12°48'36" an arc distance of 131.76 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 20.00 feet and a chord bearing and distance of N40°31'48"E, 25.66 feet; thence Northerly along said curve through a central angle of 79°49'20" an arc distance of 27.86 feet; thence N00°37'08"E a distance of 9.46 feet; thence S89°22'52"E a distance of 55.00 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 20.00 feet and chord bearing and distance of S44°58'36"E, 28.58 feet; thence Southeasterly along said curve through a central angle of 91°11'28" an arc distance of 31.83 feet to the beginning of a reverse curve concave to the South and having a radius of 589.31 feet and a chord bearing and distance of S88°54'54"E, 34.08 feet; thence Easterly along said curve through a central angle of 03°18'51" an arc distance of 34.09 feet; thence S88°46'36"E a distance of 66.60 feet; thence S00°37'26"W a distance of 1119.02 feet; thence S27°50'13"W a distance of 74.31 feet; thence S73°19'28"W a distance of 115.78 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 1941.50 feet and a chord bearing and distance of N63°00'23"W, 455.54 feet; thence Northwesterly along said curve through a central angle of 13°28'29" an arc distance of 456.60 feet to the beginning a non-tangent curve concave to the East and having a radius of 20.00 feet and a chord bearing and distance of S10°17'30"E, 29.06 feet; thence Southeasterly along said curve through a central angle of 93°11'16" an arc distance of 32.53 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 1962.50 feet and a chord bearing and distance of S56°57'59"E, 7.39 feet; thence Southeasterly along said curve through a central angle of 00°12'56" an arc distance of 7.39 feet; thence S34°07'17"W a distance of 75.02 feet; thence N56°54'01"W a distance of 9.25 feet to the beginning of a non-tangent curve concave to the South and having a radius of 20.00 feet and a chord bearing and distance of S80°18'03"W, 27.24 feet; thence Southwesterly along said curve through a central angle of 85°51'30" an arc distance of 29.97 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 277.50 feet and a chord bearing and distance of S59°02'57"W, 205.01 feet; thence Southwesterly along said curve through a central angle of 43°21'18" an arc distance of 209.98 feet; thence S01°11'11"W a distance of 129.61 feet to the Northerly Boundary Line of FIELDSTONE AT PRAIRIE FALLS, SIXTH ADDITION, Recorded in Book K of Plats, Pages 76 thru 76H; thence along the Northerly Boudary Line of said FIELDSTONE AT PRAIRIE FALLS, SIXTH ADDITION N88°48'49"W (Record S88°47'55"E) a distance of 435.00 feet to the Southeast Corner of NORTHPLACE EAST 4TH ADDITION, Recorded in Book M of Plats, Pages 131 thru 131B; thence along the Easterly Boundary Line of said NORTHPLACE EAST 4TH ADDITION the following (10) ten courses;

- 1) N01°11'11"E a distance of 182.19 feet to the beginning of a non-tangent curve concave to the North and having a radius of 971.50 feet and a chord bearing and distance of N85°49'17"W, 5.29 feet
- 2) Thence Westerly along said curve through a central angle of 00°18'44" an arc distance of 5.29 feet;
- 3) N42°35'28"W a distance of 98.46 feet;
- 4) N45°24'53"W a distance of 275.26 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 522.50 feet and a chord bearing and distance of N68°48'56"W, 415.03 feet;
- 5) Thence Westerly along said curve through a central angle of 46°48'06" an arc distance of 426.80 feet;
- 6) N87°33'22"W a distance of 90.55 feet to the beginning of a non-tangent curve concave to the West and having a radius of 947.00 feet and a chord bearing and distance of N03°19'07"W, 255.50 feet;

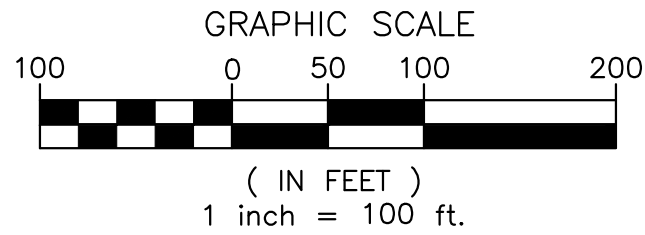
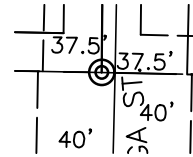
- 7) Thence Northerly along said curve through a central angle of $15^{\circ}30'20''$ an arc distance of 256.28 feet to the beginning of a reverse curve concave to the Northeast and having a radius of 1053.00 feet and a chord bearing and distance of $N10^{\circ}17'50''W$, 28.45 feet;
- 8) Thence Northerly along said curve through a central angle of $01^{\circ}32'53''$ an arc distance of 28.45 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 819.50 feet and a chord bearing and distance of $S77^{\circ}48'11''W$, 86.65 feet;
- 9) Thence Southwesterly along said curve through a central angle of $06^{\circ}03'38''$ an arc distance of 86.69 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 2404.50 feet and a chord bearing and distance of $S77^{\circ}33'44''W$, 234.03 feet;
- 10) Thence Westerly along said curve through a central angle of $05^{\circ}34'44''$ an arc distance of 234.13 feet to the Northeast Corner of NORTHPLACE EAST 2ND ADDITION, Recorded in Book L of Plats, Pages 998 thru 998B; thence continuing along said curve with a radius of 2404.50 feet and a chord bearing and distance of $S85^{\circ}04'29''W$, 395.96 feet; thence Westerly along said curve through a central angle of $09^{\circ}26'45''$ an arc distance of 396.41 feet to the Easterly Boundary Line of NORTHPLACE EAST 1ST ADDITION, Recorded in Book L of Plats, Pages 782 thru 782B; thence along the Easterly Boundary Line of said NORTHPLACE EAST 1ST ADDITION the following (6) six courses;
 - 1) The beginning of a non-tangent curve concave to the West and having a radius of 728.50 feet and a chord bearing and distance of $N01^{\circ}42'21''E$, 31.67 feet;
 - 2) Thence Northerly along said curve through a central angle of $02^{\circ}29'29''$ an arc distance of 31.68 feet;
 - 3) $N00^{\circ}27'37''E$ a distance of 91.69 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet and a chord bearing and distance of $N44^{\circ}51'04''E$, 27.98 feet;
 - 4) Thence Northeasterly along said curve through a central angle of $88^{\circ}46'55''$ an arc distance of 30.99 feet;
 - 5) $N01^{\circ}07'36''E$ a distance of 75.04 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 20.00 feet and a chord bearing and distance of $N45^{\circ}10'52''W$, 28.60 feet;
 - 6) Thence Northerly along said curve through a central angle of $91^{\circ}16'58''$ an arc distance of 31.86 feet to the POINT OF BEGINNING.L

Containing 32.24 acres more or less
 EXCEPT all Right of Way
 Subject to all easements of record



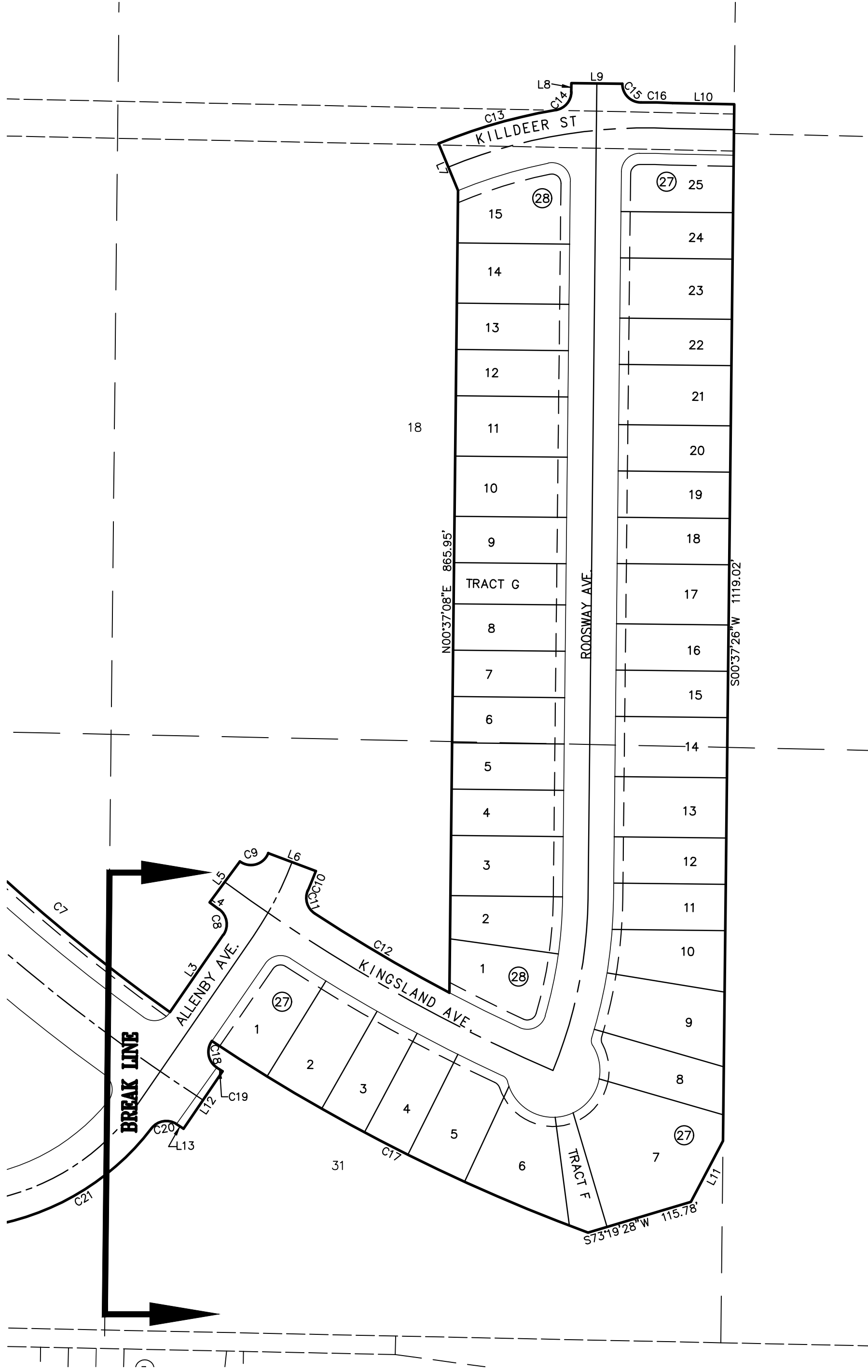


RFK LAND SURVEYING INC..				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN	APPROVED	SCALE	PROJECT
	MEM	RFK	AS NOTED	25-185
	DATE	DATE	SHEET	FIELD BOOK
	06/25/26	06/25/26	1 OF 3	

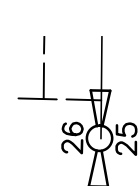


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2165.50'	564.41'	562.81'	N82°14'22"E	14°56'00"
C2	1058.50'	153.64'	153.51'	N78°55'52"E	8°19'00"
C3	1037.50'	11.06'	11.06'	N04°02'20"E	0°36'39"
C4	3537.50'	1.13'	1.13'	S04°19'54"W	0°01'08"
C5	20.00'	1.30'	1.30'	S02°28'29"W	3°43'55"
C6	1058.50'	875.37'	850.64'	N69°06'23"W	47°23'00"
C7	1941.50'	312.80'	312.46'	S50°01'49"E	9°13'52"
C8	20.00'	30.80'	27.92'	S09°43'02"E	88°31'23"
C9	20.00'	36.89'	31.88'	N73°34'09"E	105°41'21"
C10	402.50'	22.58'	22.58'	S22°19'55"W	3°12'51"
C11	20.00'	28.18'	25.90'	N16°25'14"W	80°43'09"
C12	1764.56'	168.75'	168.68'	S59°31'10"E	5°28'46"
C13	589.31'	131.76'	131.48'	N74°02'11"E	12°48'36"
C14	20.00'	27.86'	25.66'	N40°31'48"E	79°49'20"
C15	20.00'	31.83'	28.58'	S44°58'36"E	9°11'28"
C16	589.31'	34.09'	34.08'	S88°54'54"E	3°18'51"
C17	1941.50'	456.60'	455.54'	N63°00'23"W	13°28'29"
C18	20.00'	32.53'	29.06'	S10°17'30"E	9°31'16"
C19	1962.50'	7.39'	7.39'	S56°37'59"E	0°12'56"
C20	20.05'	29.85'	27.24'	S80°18'03"W	85°35'53"
C21	277.50'	209.98'	205.01'	S59°02'57"W	43°21'18"
C22	971.50'	5.29'	5.29'	N85°49'17"W	0°18'44"
C23	522.50'	426.80'	415.03'	N68°48'56"W	46°48'06"
C24	947.00'	256.28'	255.50'	N03°19'07"W	15°30'20"
C25	1053.00'	28.45'	28.45'	N10°17'50"W	1°32'53"
C26	819.50'	86.68'	86.64'	S77°48'11"W	6°03'38"
C27	2404.50'	234.13'	234.03'	S77°33'44"W	5°34'44"
C28	2404.50'	396.41'	395.96'	S85°04'29"W	9°26'45"
C29	728.50'	31.68'	31.67'	S01°42'21"W	2°29'29"
C30	20.00'	30.99'	27.98'	S44°51'04"W	88°46'55"
C31	20.00'	31.86'	28.60'	N45°10'52"W	9°11'58"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°27'37"E	0.64'
L2	N88°20'08"W	75.08'
L3	S34°32'40"W	101.42'
L4	S53°46'58"E	12.45'
L5	N36°24'49"E	55.00'
L6	S69°16'30"E	55.00'
L7	N22°22'07"W	55.00'
L8	S00°37'08"W	9.46'
L9	S89°22'52"E	55.00'
L10	S88°46'36"E	66.60'
L11	S27°50'13"W	74.31'
L12	S34°07'17"W	75.02'
L13	N56°54'01"W	9.25'
L14	N42°35'28"W	98.46'
L15	N87°33'22"W	90.55'
L16	N00°27'37"E	91.69'
L17	N01°07'36"E	75.04'



RFK LAND SURVEYING INC..				
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SPOKANE, WA 99205				
TEL: (509) 324-7861				
FAX: (509) 327-7249				
E-MAIL: rudy@rfklandsurveying.com				
DRAWN	APPROVED	SCALE	PROJECT	
MEM	RFK	1"=100'	25-185	
DATE	DATE	SHEET	FIELD BOOK	
06/25/26	06/25/26	2 OF 3		



NORTHPLACE EAST 5TH ADDITION
A RE-PLAT OF A PORTION OF LOTS 15, 18, 19, 20, 21, 22, 29, 30, AND 31 OF POST FALLS IRRIGATED TRACTS LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

ATTACHMENT "B"
DESCRIPTION OF IMPROVEMENTS
TO BE CONSTRUCTED AND INSTALLED BY

Greenstone-Kootenai II

FOR

North Place East 5th Addition

<u> X </u>	Street surfacing or infill paving
<u> X </u>	Monumentation
<u> X </u>	Electric
<u> X </u>	Curbs and gutters
<u> X </u>	Street lighting
<u> X </u>	Gas
<u> X </u>	Sidewalks
<u> X </u>	Telephone
<u> X </u>	Drainage
<u> X </u>	Street Signs (Replacement)
<u> X </u>	Cable TV
<u> X </u>	Water
<u> X </u>	Landscaping (Swales)
<u> X </u>	Sanitary Sewer
<u> X </u>	Improvements shown on construction plans attached as Appendix I to this Agreement
<u> </u>	Other – as follows:

ATTACHMENT "B"

ATTACHMENT "C"
COST ESTIMATES
FOR

North Place East 5th Addition

The estimated total cost of the improvements submitted by the Developer and approved by the City Engineer are as follows:

1. Public improvements to be owned operated and maintained by the City of Post Falls: **\$ 3,575,841.00**
2. Public utilities to be owned, operated and maintained by a utility other than the City of Post Falls: **\$ 1,018,825.00**
3. Other improvements for which bonding is required: **\$ -0-**
4. Street trees within public right-of-way: **\$ 226,800.00**
5. Total cost of improvements: **\$ 4,821,466.00**
6. Warranty amount: **\$ 241,073.30**

ATTACHMENT "C"

ATTACHMENT "C-1"
DETAILED COST ESTIMATES
FOR

North Place East 5th Addition

Developer to submit detailed cost estimates.

ATTACHMENT "C-1"

	Project Name:		North Platte East 5th Addition																				
	Street Names			Penrose	Syringa	Allenby	Verona St.	Kingland St.	Kildeer	RossMay St.	Alley 1	Alley 2 and 3	Unit	per unit	cost	tax	TOTAL COST (Includes Allocations)						
		2" on 6"		124800	13396								Sq. Ft.	\$ 3.25	0	0							
		3" on 6"												\$ 3.00	414,588	0							
		4" on 8"												\$ 3.25	0	0							
		Striping			2	2			2				Ea.	\$ 3,000.00	18,000	0							
		Patching												\$ 15,000.00	0	0	807,581						
9-0151	Curbing	Curb and Gutter		4700	1078								LF	\$ 17.00	98,226	0							
		Rolled Curb		1271		1732	2180	886	552	2000			LF	\$ 18.00	155,178	0							
		Type "A" Curb											LF	\$ 18.00	0	0	253,404						
9-0152	Sidewalk width	5 feet		1271	394	1732	2180	886	552	2000			LF	\$ 4.75	214,106	0							
		6 feet												\$ 6.00	0	0							
		Alley approaches		1	3	1								\$ 12,000.00	60,000								
		8 Barricades			6	6	6	6	6	2	2		Ea.	\$ 1,200.00	26,400	0							
		ADA Domes		16	6	10	4	4	4	4			Ea.	\$ 1,650.00	79,200	0	379,706						
9-0162	Street Trees	0 # of sides		137	32	49	62	25	16	57			Ea.	\$ 600.00	226,800	0	226,800						
																0							
9-0175	Trail System	0 concrete												\$ 3.50	0	0							
		asphalt		22790	4530								Sq. Ft.	\$ 3.00	81,960	0	81,960						
9-0180	Street Signs	1																					
		0 street signs		4		1	2	2		2			Ea.	\$ 1,050.00	11,550	0							
		monuments												\$ 150.00	0	0	11,550						
	CONSTRUCTION COSTS																4,821,466						
	Owned and Operated by City of Post Falls																3,575,841						
	Owned and Operated by Others																1,018,825						
	Street Trees																226,800						
	Total																4,821,466						

ATTACHMENT "D"
EVIDENCE OF SURETY
FOR

North Place East 5th Addition

The Developer will be performing the majority of required improvements prior to filing the plats. A surety company will post surety acceptable to the City for the remaining improvements per Section 2.02.

ATTACHMENT "D"

APPENDIX I
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

CONSTRUCTION DRAWINGS

Plans Titled: **North Place East 5th Addition**

Dated:

By: **Doug Desmond**

Sheets 1 through **25**

APPENDIX II
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

CONSTRUCTION SCHEDULE

Developer to submit a construction schedule.

Task Name	Duration	Start	Finish	Predecess	Resource Names	Notes
1 North Place East 5th Addition	108 days	Fri 7/10/26	Tue 12/8/26			
2 Preconstruction Meeting	1 day	Fri 7/10/26	Fri 7/10/26			
3 Stake Center line	1 day	Mon 7/13/26	Mon 7/13/26			
4 Mass Grade	5 days	Tue 7/14/26	Mon 7/20/26			
5 Sewer Installation	23 days	Tue 7/21/26	Thu 8/20/26			
6 Water Installation	18 days	Fri 8/21/26	Tue 9/15/26			
7 Stormwater Installation	8 days	Wed 9/16/26	Fri 9/25/26			
8 Curb Grade	8 days	Mon 9/28/26	Wed 10/7/26			
9 Curb Installation	3 days	Thu 10/8/26	Mon 10/12/26			
10 Base rock	6 days	Tue 10/13/26	Tue 10/20/26			
11 Asphalt	1 day	Wed 10/21/26	Wed 10/21/26			
12 Sidewalks	5 days	Thu 10/22/26	Wed 10/28/26			
13 Water Meters	4 days	Thu 10/29/26	Tue 11/3/26			
14 Utilities Trench Dig	2 days	Wed 11/4/26	Thu 11/5/26			
15 Electric Install	3 days	Fri 11/6/26	Tue 11/10/26			
16 Cable and Phone Install	5 days	Wed 11/11/26	Tue 11/17/26			
17 Avista Gas Install	4 days	Wed 11/18/26	Mon 11/23/26			
18 Back fill	1 day	Tue 11/24/26	Tue 11/24/26			
19 Sand for structures	1 day	Wed 11/25/26	Wed 11/25/26			
20 Set Structures	2 days	Thu 11/26/26	Fri 11/27/26			
21 signage	1 day	Mon 11/30/26	Mon 11/30/26			
22 Landscaping	5 days	Tue 12/1/26	Mon 12/7/26			
23 Property Corner Staking	1 day	Tue 12/8/26	Tue 12/8/26			

APPENDIX III
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

ENGINEERING SERVICES FEE SUMMARY

To be determined by the City of Post Falls, Engineering Division, based on quantity of improvements and current fee schedule.

112 Lots X \$350.00 = \$ **39,200.00**

APPENDIX IV
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

STREET LIGHT CHARGES

Per Section 1.10 E of the Agreement, the Developer reimburses the City for street light charges for a period of 12 months. The street light charges are determined as follows:

Street light utility provider: **Avista Utilities**

Street light type: **110 w Town & Country**

19 lights X 12 months X **\$ 13.18** per month = **\$ 3,005.04**

Street light type: _____

_____ lights X 12 months X **\$** _____ per month = **\$** _____

TOTAL = \$ 3,005.04

APPENDIX V
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

 X This project does not have any existing structures connecting to the City of Post Falls Sanitary Sewer System.

Sanitary sewer cap fee of \$_____ to connect **existing structures** to City sanitary sewer.

_____ (# of SF homes) x \$7,621.00 = \$_____

_____ (# of Commercial service units) x \$7,621.00 = \$_____

_____ (# of structures connecting) x (Utility Deposit = \$60.00) = \$_____

SEWER CAP FEES

1 Wastewater Flow (5,000 Gallons)	\$7,621.00
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APPENDIX VI
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

 X This project does not have any existing structures or proposed common area irrigation systems connecting to the City of Post Falls Water System.

Total water cap & meter fees \$_____ for existing structures or irrigation service to common areas.

Fees to be determined based upon service size & meter size.

Water Cap Fees

_____	x	3/4" – 1"	= \$3,278.00 Residential	=	\$	_____
_____	x	1"	= \$5,463.00 Commercial	=	\$	_____
_____	x	1-1/2"	= \$10,925.00	=	\$	_____
_____	x	2"	= \$17,479.00	=	\$	_____

Meter Fees

_____	x	3/4"	= \$ 374.34	=	\$	_____
_____	x	1"	= \$ 471.67	=	\$	_____
_____	x	1-1/2"	= \$ 898.43 (irrigation)	=	\$	_____
_____	x	2"	= \$ 1,459.94 (flow meter for irrigation only)	=	\$	_____
_____	x	2"	= \$ 3,294.23 (compound meter)	=	\$	_____

ACCOUNT FEES

_____ (# of irrigation service connections) x Utility Deposit \$10 = \$_____

APPENDIX VII
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

ENGINEER OF RECORD DECLARATION:

The Engineer of Record for the project is established as:

ENGINEER NAME: Doug Desmond, P.E.

ENGINEERING FIRM:

ADDRESS: N. 1421 Meadowwood Lane #200

CITY: Liberty Lake STATE: WA ZIP: 99019

PHONE NO.: 509-458-5860

E-MAIL ADDRESS: ddesmond@greenstonehomes.com

APPENDIX VIII
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

ENGINEERING OF RECORD CERTIFICATION:

Certification Statement

I _____ certify that construction observation and quality control for (project, plans with approval date) was performed under my responsible charge. It is my professional opinion that the project was constructed in accordance with the intent of the plans and specifications. The submittal of as-built drawings and the attached documentation within the certification packet provide evidence to support a recommendation of acceptance of the public infrastructure associated with the referenced project plans and specifications.

(Provide Engineer's seal, signature and date.)

APPENDIX IX
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

North Place East 5th Addition

CERTIFICATE OF PAYMENT OF CONTRACTORS AND VENDORS:

State of Idaho)
)ss
County of Kootenai Kootenai)

I, _____, hereby certify under oath that all contractors, subcontractors and vendors that have performed work and provided supplies for the construction of the subdivisions public improvements relating to _____, including individuals or firms providing design services or legal services, have been paid in full and that no liens or other claims have been recorded against the real property of the Subdivision for those services.

I further certify that I know of no intent to file a claim or lien against the public improvements or any private utility improvements.

Signature

Print Name

SUBSCRIBED AND SWORN TO before me this ____ day of _____,
20____.

Notary for the state of Idaho _____
Residing at: _____
Commission Expires: _____

APPENDIX X
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Greenstone-Kootenai II

FOR

CASH IN LIEU OF PLANTING STREET TREES

 X The Developer agrees to plant street trees approved in the Landscaping Plan and will not utilize the Cash In Lieu of Planting Street Trees option.

 The Developer agrees to cash out the obligated street trees approved in the Landscaping Plan, in lieu of planting the street trees for the project. Cashout shall be paid to the City of Post Falls in the amount of \$, and is based upon trees x \$600.00/each, as outlined per Section 2.12 A of the Agreement and City Ordinance No. 1217.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/21/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Robert Palus, City Engineer
SUBJECT: Iron Vale Subdivision Final Plat

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor's signature of the final plat for the Iron Vale subdivision.

DISCUSSION:

This 23-lot subdivision is located between N. Guy Road and N. Spokane Street. The plat has been reviewed by staff and found to be in conformance with City Standards and the requirements of the PUD that was completed October 14, 2025. Construction plans were approved, and the Construction Improvement Agreement was executed on December 16, 2025.

Under the Subdivision Ordinance, the plat is returned to the City Council for authorization of the Mayor's signature. Certification is required from the Engineering Division that infrastructure improvements have been completed, or that surety has been provided to guarantee the completion of improvements. As the Developer is platting the subdivision prior to construction of improvements, they have provided surety for the public improvements associated with the subdivision.

***Approved plat attached. Original mylars to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

December 16, 2025 - Construction Improvement Agreement

APPROVED OR DIRECTION GIVEN:

Approved

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Acceptance of operations and maintenance costs for public roadway and sanitary sewer infrastructure with completion of improvements.

BUDGET CODE:

N/A

ATTACHMENTS:

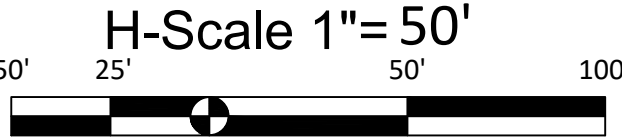
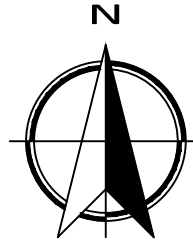
1. IRON VALE PLAT
2. Iron Vale Location Map

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT NUMBER 50289416-0001001e ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED: MAY 5, 2026 THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

- EX 6 BK 41, PG 390 - EASEMENT FOR ELECTRIC DISTRIBUTION LINE. NO IMPACT ON SUBJECT PROPERTY.
EX 8 BK 44, PG 389 - AGREEMENT FOR WATER WELL SYSTEM. NO IMPACT ON SUBJECT PROPERTY.
EX 9 BK 54, PG 464 - AGREEMENT FOR WATER WELL SYSTEM. NO IMPACT ON SUBJECT PROPERTY.
EX 10 BK 262, PG 774 - EASEMENT FOR PIPELINE. NO IMPACT ON SUBJECT PROPERTY.
EX 11 BK 264, PG 318 - EASEMENT FOR WATER PIPELINE TURNOUT. NO IMPACT ON SUBJECT PROPERTY.
EX 12 BK 98, PG 444 - CONTRACT FOR 20' WIDE EASEMENT. NO IMPACT ON SUBJECT PROPERTY.

IRON VALE P.U.D.
A PORTION OF THE NE1/4 AND A PORTION OF THE N1/2 OF TRACT 21 E.G.I.D. PLAT NO. 8
SECTION 27, TOWNSHIP 51 N., RANGE 05 W., BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



N. 1/4 SEC. 27
FOUND ALUMINUM CAP
MARKED PLS 12931 PER
CP&F INSTR. #

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°13'50"E	136.97'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	145.00'	141.16'	55°46'38"	N28°07'10"E	135.65'
C2	205.00'	199.57'	55°46'38"	N28°07'10"E	191.78'
C3	205.00'	99.55'	27°49'27"	N42°05'45"E	98.58'
C4	205.00'	37.81'	10°33'59"	N22°54'02"E	37.75'
C5	205.00'	35.79'	10°00'13"	N12°36'56"E	35.75'
C6	205.00'	26.42'	7°22'59"	N3°55'20"E	26.40'
C7	20.00'	31.64'	90°39'21"	S45°33'31"W	28.45'
C8	20.00'	31.19'	89°20'39"	N44°26'29"W	28.12'
C9	20.00'	31.64'	90°39'21"	N45°33'31"E	28.45'
C10	20.00'	31.19'	89°20'38"	S44°26'29"E	28.12'
C11	175.00'	170.36'	55°46'38"	N28°07'10"E	163.71'
C12	36.00'	56.96'	90°39'21"	N45°33'31"E	51.20'

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 4182
- ◇ FOUND 5/8" REBAR (NO CAP)
- ⊙ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 4182
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367 TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT
- ⊙ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367 TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT
- CALCULATED POSITION, NOTHING FOUND OR SET
- ⊙ 1/16 SECTION CORNER AS NOTED
- ⊙ # CENTER SECTION CORNER AS NOTED
- ⊙ E-W 1/4 SECTION CORNER AS NOTED
- ⊙ N-S 1/4 SECTION CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- T.P.O.B. TRUE POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ⊙ NOTE

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,215,706.38, E: 2,328,505.44) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00006528 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -00°53'46"

SURVEYOR'S NARRATIVE

THE PURPOSE FOR THIS SURVEY IS TO PERFORM A 23 LOT SUBDIVISION OF THE PROPERTY HEREON DEPICTED.

ALL MONUMENTATION DEPICTED HEREON WAS FOUND AT THE TIME OF SURVEY AND MONUMENTS WERE HELD AS DEPICTED HEREON.

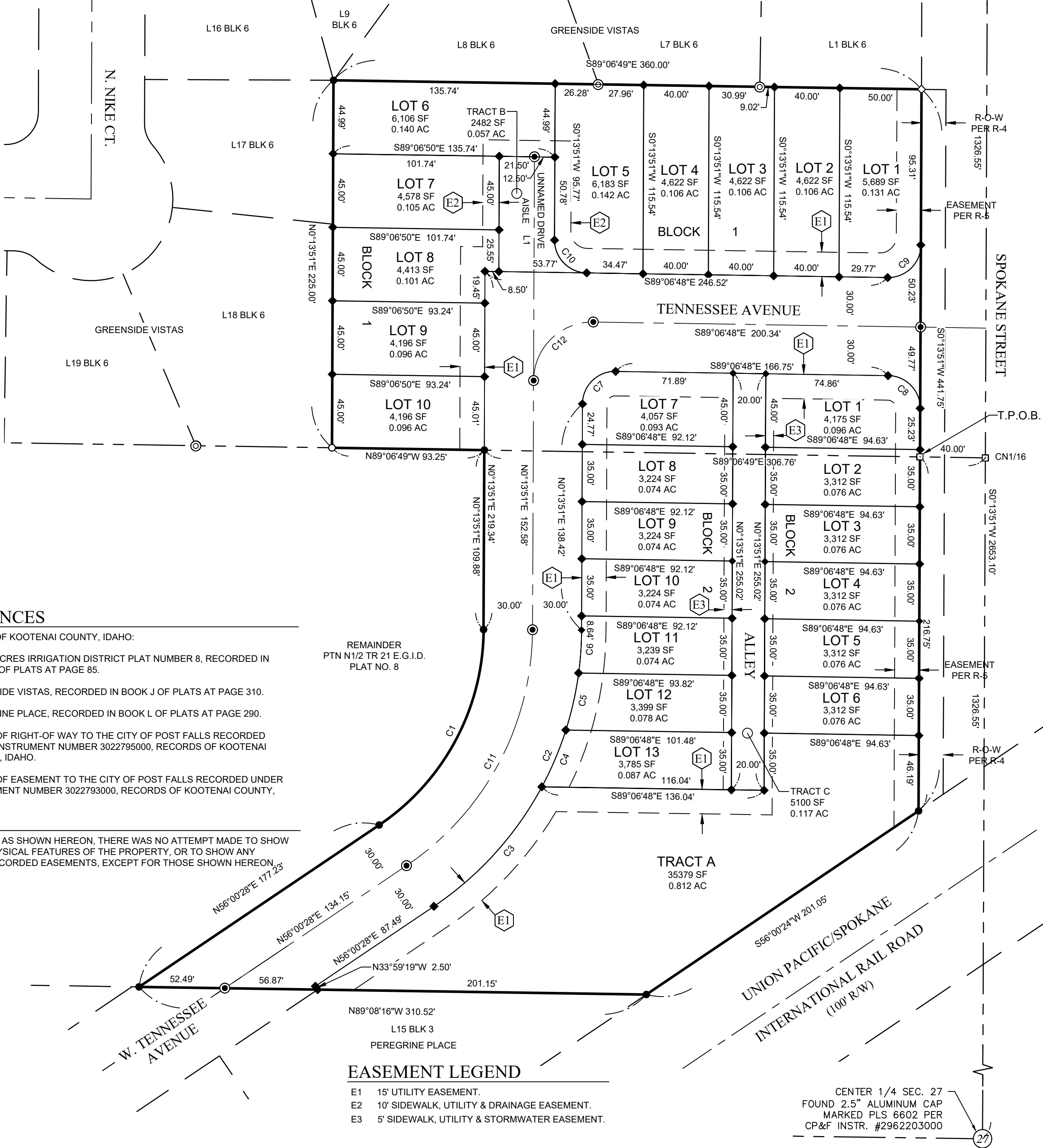
REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 GREENACRES IRRIGATION DISTRICT PLAT NUMBER 8, RECORDED IN BOOK B OF PLATS AT PAGE 85.
R-2 GREENSIDE VISTAS, RECORDED IN BOOK J OF PLATS AT PAGE 310.
R-3 PEREGRINE PLACE, RECORDED IN BOOK L OF PLATS AT PAGE 290.
R-4 GRANT OF RIGHT-OF WAY TO THE CITY OF POST FALLS RECORDED UNDER INSTRUMENT NUMBER 3022795000, RECORDS OF KOOTENAI COUNTY, IDAHO.
R-5 GRANT OF EASEMENT TO THE CITY OF POST FALLS RECORDED UNDER INSTRUMENT NUMBER 3022793000, RECORDS OF KOOTENAI COUNTY, IDAHO.

NOTES

1. EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.



EASEMENT LEGEND

- E1 15' UTILITY EASEMENT.
E2 10' SIDEWALK, UTILITY & DRAINAGE EASEMENT.
E3 5' SIDEWALK, UTILITY & STORMWATER EASEMENT.



IRON VALE P.U.D.

E1/2 NW1/4
SECTION 27, TOWNSHIP 51 NORTH, RANGE 05 WEST,
BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: FEB. 2026	DRAFTED BY: KLK	PLLOT DATE: 07/07/2026	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 25-216 PLAT	CHECKED BY: CJJ	PROJECT No.: 25-216	1 3	

IRON VALE P.U.D.
A PORTION OF THE NE1/4 AND A PORTION OF THE N1/2 OF TRACT 21 E.G.I.D. PLAT NO. 8
SECTION 27, TOWNSHIP 51 N., RANGE 05 W., BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS DAY OF , 20 , THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH .

KOOTENAI COUNTY TREASURER

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS REQUIRED UNDER IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON APPROVAL OF THE WATER SYSTEM DESIGN PLANS AND SPECIFICATIONS BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND APPROVAL OF THE SEWER SYSTEM DESIGN PLANS AND SPECIFICATIONS BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF POST FALLS. THIS APPROVAL IS SUBJECT TO THE DEVELOPER'S CONTINUED COMPLIANCE WITH ALL CONDITIONS ESTABLISHED TO MAINTAIN SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ OR THE QLPE, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

PANHANDLE HEALTH DISTRICT

DATE:

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF POST FALLS, IDAHO, THIS DAY OF , 20 .

CITY OF POST FALLS, MAYOR
RANDY WESTLUND

CITY OF POST FALLS, CLERK
SHANNON HOWARD

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS DAY OF , 20 .

AT M. AND DULY RECORDED IN BOOK OF PLATS AT PAGE(S) AND UNDER INSTRUMENT NO. AT THE REQUEST OF .

JENNIFER LOCKE
KOOTENAI COUNTY CLERK

BY:
DEPUTY CLERK

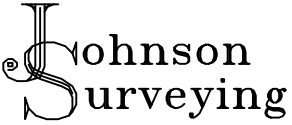
FEE PAID

CITY ENGINEER APPROVAL

I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF POST FALLS, CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH CITY CODE AND THE REQUIREMENTS IMPOSED BY THE CITY COUNCIL AND IS HEREBY APPROVED FOR RECORDING.

ROBERT S. PALUS, P.E.
CITY OF POST FALLS, ENGINEER

#10039

	IRON VALE P.U.D.				
	E1/2 NW1/4 SECTION 27, TOWNSHIP 51 NORTH, RANGE 05 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO				
	DATE SURVEYED: FEB. 2026	DRAFTED BY: KLK	PLOT DATE: 07/07/2026	SHEET	
	FILE NAME: 25-216 PLAT	CHECKED BY: CJJ	PROJECT No.: 25-216	2 3	
P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com					

IRON VALE P.U.D.
A PORTION OF THE NE1/4 AND A PORTION OF THE N1/2 OF TRACT 21 E.G.I.D. PLAT NO. 8
SECTION 27, TOWNSHIP 51 N., RANGE 05 W., BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT BLACKWELL HOMES & DEVELOPMENT, LLC, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "IRON VALE P.U.D.". SAID PROPERTY DESCRIBED BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AS INSTRUMENT 2986091000, TOGETHER WITH A PORTION OF THE NORTH HALF OF TRACT 21, GREENACRES IRRIGATION DISTRICT PLAT NUMBER 8, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK B OF PLATS, PAGE 85. LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27, THENCE SOUTH 00°13'51" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1326.55 FEET; THENCE NORTH 89°06'49" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 40.00 FEET TO THE WEST RIGHT OF WAY OF SPOKANE STREET AND **TRUE POINT OF BEGINNING**;

THENCE, ALONG SAID RIGHT OF WAY, SOUTH 00°13'51" WEST A DISTANCE OF 216.75 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF UNION PACIFIC/SPOKANE INTERNATIONAL RAIL ROAD;

THENCE, ALONG SAID NORTH RIGHT OF WAY, SOUTH 56°00'24" WEST 201.05 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF TRACT 21;

THENCE, ALONG SAID SOUTH LINE, NORTH 89°08'16" WEST 310.52 FEET TO A POINT;

THENCE, LEAVING SAID SOUTH LINE, NORTH 56°00'28" EAST 177.23 FEET TO A POINT;

THENCE, ALONG A CURVE TO LEFT HAVING A RADIUS OF 145.00 FEET AN ARC LENGTH OF 141.16 FEET A DELTA ANGLE OF 55°46'38" AND A CHORD THAT BEARS NORTH 28°07'10" EAST 135.65 FEET TO A POINT;

THENCE, NORTH 00°13'51" EAST 109.88 FEET TO A POINT ON THE NORTH LINE OF TRACT 21,

THENCE, ALONG SAID NORTH LINE OF TRACT 21, NORTH 89°06'49" WEST 93.25 FEET TO THE SOUTHEAST CORNER OF LOT 18 BLOCK 6 PER THE PLAT OF GREENSIDE VISTAS RECORDED IN BOOK J AT PAGE 310, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE, ALONG SAID BLOCK 6 OF GREENSIDE VISTAS, NORTH 00°13'51" EAST 225.00 FEET;

THENCE, CONTINUING ALONG BLOCK 6, SOUTH 89°06'49" EAST 360.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY OF SPOKANE STREET;

THENCE, ALONG SAID WEST RIGHT OF WAY, SOUTH 00°13'51" WEST 225.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4.042 ACRES, MORE OR LESS.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NUMBER _____, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS THE RIGHT OF WAY TO BE KNOWN AS TENNESSEE AVENUE.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS A 15 FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY AND STORMWATER EASEMENT ADJOINING TENNESSEE AVENUE AS SHOWN ON THE FACE OF THE PLAT.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS AN ACCESS AND UTILITY EASEMENT OVER AND UNDER THE ENTIRETY OF TRACT A.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS AN ACCESS AND UTILITY EASEMENT OVER AND UNDER THE ENTIRETY OF TRACT B.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS A 5 FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY AND STORMWATER EASEMENT ADJOINING THE TRACT C AS SHOWN ON THE FACE OF THE PLAT.

THE OWNER HEREBY GRANTS TO THE EAST GREEN ACRES IRRIGATION DISTRICT A 15 FOOT UTILITY EASEMENT ALONG THE NORTHERN LINE OF TRACT A, AS SHOWN ON SHEET 1.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS 5 FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY AND STORMWATER EASEMENT ALONG TRACT C, AS SHOWN ON SHEET 1.

THE OWNER HEREBY GRANTS TO THE CITY OF POST FALLS 10 FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY AND STORMWATER EASEMENT ALONG TRACT B, AS SHOWN ON SHEET 1.

THE OWNER HEREBY GRANTS TO THE IRON VALE HOME OWNERS ASSOCIATION A 10 FOOT CURB AND STORMWATER DRAINAGE EASEMENT ALONG ENTIRETY OF TRACT B, AS SHOWN ON SHEET 1.

DIRECT ACCESS TO/FROM SPOKANE STREET FROM LOT 1, BLOCK 1 AND LOTS 1-6, BLOCK 2 AND TRACT A IS PROHIBITED.

TRACT A, B AND C TO BE DEEDED TO THE IRON VALE HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

SANITARY SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF POST FALLS.

PERSUANT TO IDAHO CODE 50-1334(2) THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE SERVED BY EAST GREEN ACRES IRRIGATION DISTRICT.

BENJAMIN L. STECKMAN, MEMBER
BLACKWELL HOMES & DEVELOPMENT, LLC

DATE

NOTARY PUBLIC

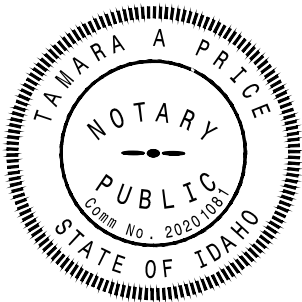
ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF KOOTENAI)

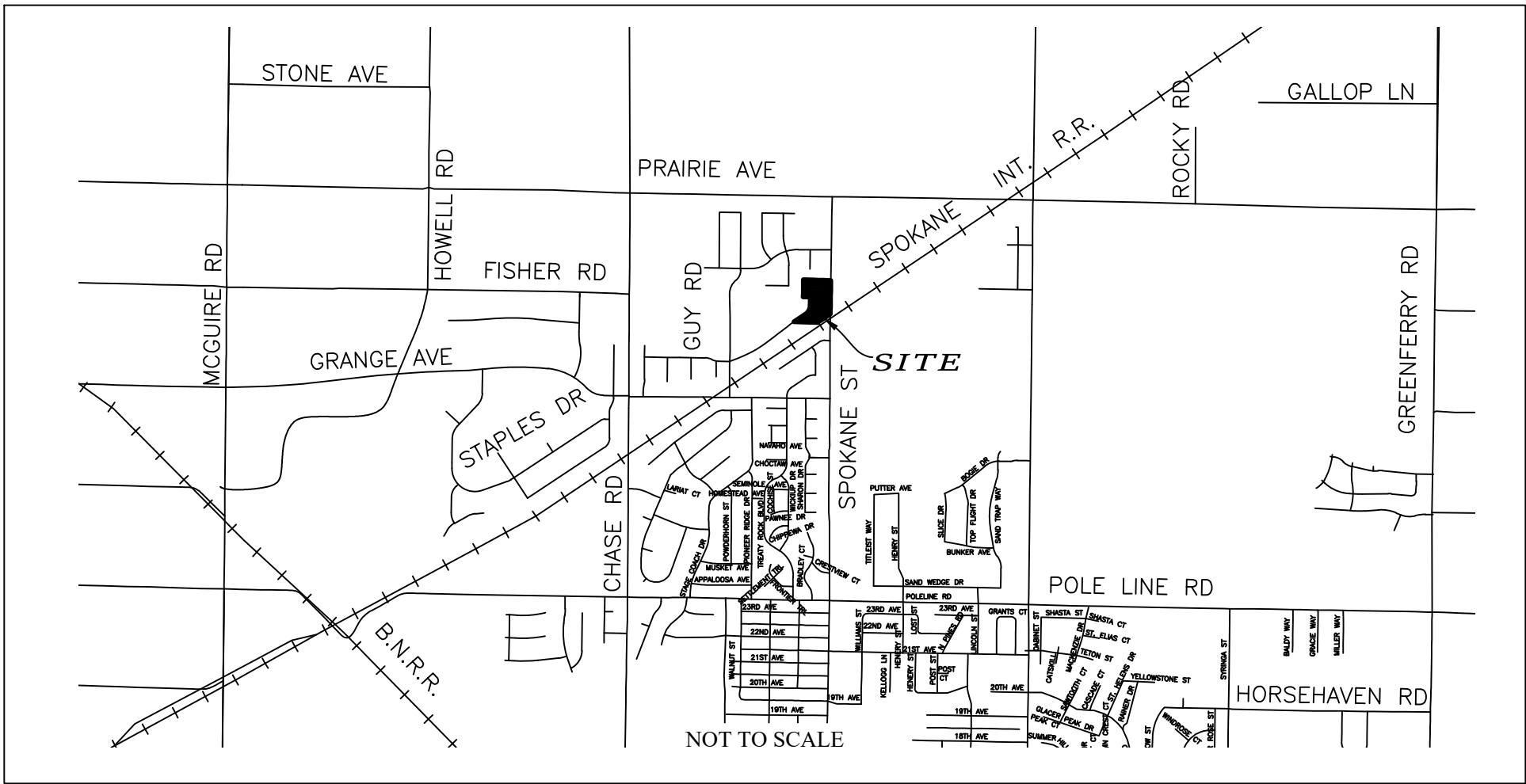
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BY BENJAMIN L. STECKMAN AS MEMBER OF BLACKWELL HOMES & DEVELOPMENT, LLC.

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : 03/26/32



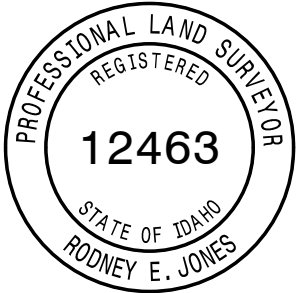
VICINITY MAP



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS ____ DAY OF _____, 20____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR

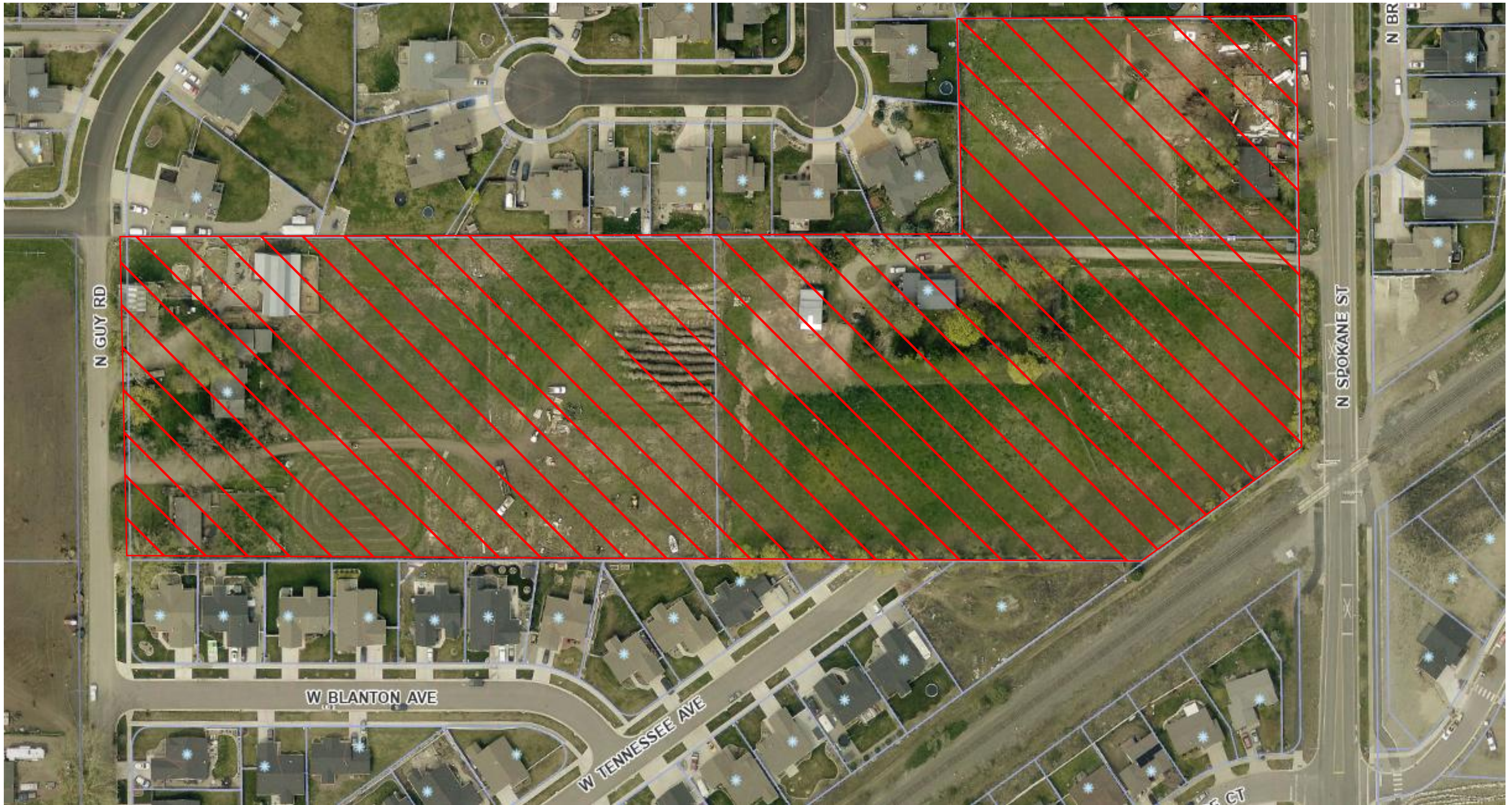


SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367 _____ DATE

	IRON VALE P.U.D.				
	E1/2 NW1/4 SECTION 27, TOWNSHIP 51 NORTH, RANGE 05 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO				
	DATE SURVEYED: FEB. 2026	DRAFTED BY: KLK	PLOT DATE: 07/07/2026	SHEET	
	FILE NAME: 25-216 PLAT	CHECKED BY: CJJ	PROJECT No.: 25-216	3 3	
	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com				



IRON VALE LOCATION MAP

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 7/21/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Millworx Vacation Ordinance (VAC-26-1)

ITEM AND RECOMMENDED ACTION:

This item is the vacation ordinance for the Millworx Vacation, which was approved by the city council following a public hearing on April 7, 2026. Staff requests that the city council review and approve the corresponding ordinance. No presentation is planned on this item.

DISCUSSION:

On April 7, 2026, the city council held a public hearing to consider a request for the vacation of three (3) different rights-of-way areas. These areas would be a portion of Lincoln Street, the remaining alley portion east of Lincoln Street, and a portion of the south side of 4th Avenue. The easements in these areas are intended to remain. The vacation is necessary to accommodate the development of the Millworx development site. Upon recordation, this ordinance will vacate the described rights-of-ways.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On April 7, 2026, the Vacation was approved by City Council.

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested vacation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. Millworx Vacation Ordinance

ORDINANCE NO. _____

MILLWORX RIGHTS-OF-WAY VACATION

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF THREE RIGHTS OF WAY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY AS DESCRIBED HEREIN; PROVIDING FOR DISPOSITION OF THE RIGHTS OF WAY; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of real property located in the City of Post Falls have petitioned the City to vacate three public rights-of-way that run adjacent to and through the Millworx West project as described herein, including a portion of N. Lincoln Street, an alley and a portion of the south side of E. 4th Avenue; and

WHEREAS, on the 7th day of April 2026, the City Council conducted a public hearing to receive public comment on the proposed vacation of the subject rights-of-way;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the rights-of-way legally described in Exhibit A-1, Exhibit A-2, Exhibit A-3, which are generally located in the Millworx site west of Idaho Street are hereby vacated to the adjacent property owners.

SECTION 2: All provisions of the current Municipal Code of the City of Post Falls or ordinances of the City of Post Falls which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: This Ordinance is hereby declared to be severable. Should any portion of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the Ordinance before the declaration of partial invalidity.

SECTION 4: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the _____ day of _____, 2026.

CITY OF POST FALLS

BY: _____
Randy Westlund, MAYOR

ATTEST

BY: _____
Shannon Howard, CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. _____

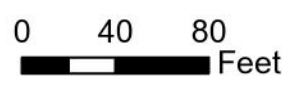
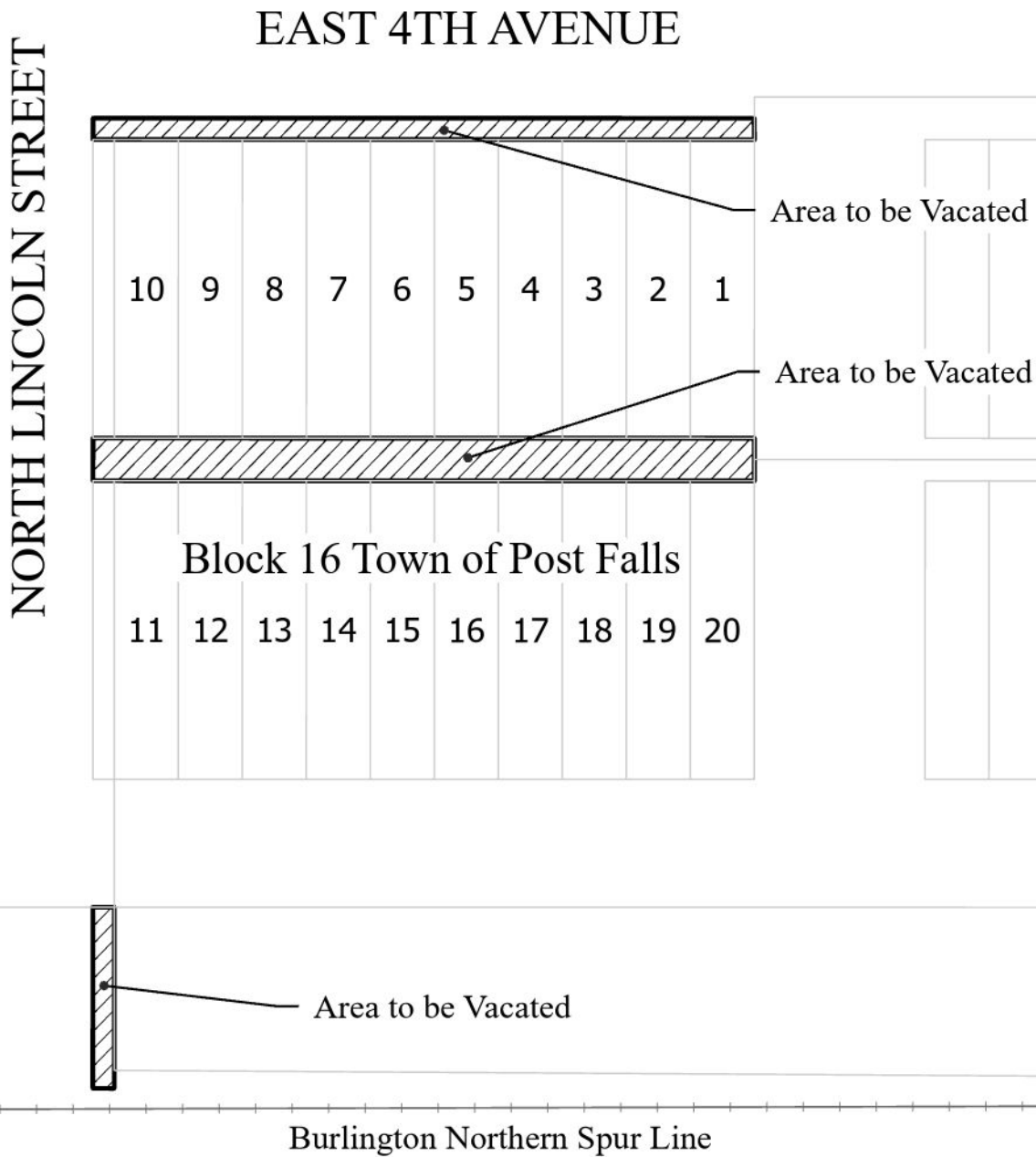
The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, vacating rights-of-way located adjacent to and through the Millworx West project, west of Idaho Street, Post Falls, Idaho. The properties are legally described as depicted on the attached map:

The Ordinance is effective upon publication of this summary. The full text of Ordinance No. _____ is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

Publish once in the City's official newspaper.

Millworx ROW Vacation Summary Map VAC 26-1
Portions of East 4th Avenue and North Lincoln Street
Being a Portion of the Town of Post Falls Located in the SE1/4 Of the
NE1/4 Of Section 3, Township 50 N., Range 5 W.



STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, vacating rights-of-way and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

EXHIBIT A-1

LEGAL DESCRIPTION
of
EAST 4TH AVENUE
RIGHT-OF-WAY TO BE VACATED

January 9, 2026

That portion of East 4th Avenue, situated in the SE1/4 of the NE1/4 of Section 3, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, described as follows;

BEGINNING at the northeast corner of Lot 1, Block 16, Town of Post Falls, according to the plat thereof recorded in Book C of deeds, page 208, records of Kootenai County, Idaho, also being on the south right-of-way line of said East 4th Avenue;

thence North 89°03'52" West along said south right-of-way line, a distance of 309.86 feet, more or less, to the intersection of the said south right-of-way line and the east right-of-way line of North Lincoln Street;

thence North 00°57'53" East, a distance of 10.00 feet;

thence South 89°03'52" East, a distance of 309.86 feet, more or less, to said south right-of-way line;

thence South 00°56'01" West along said south right-of-way line, a distance of 10.00 feet to the **POINT OF BEGINNING**;

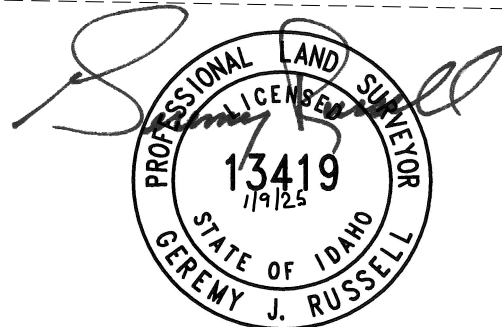
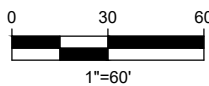
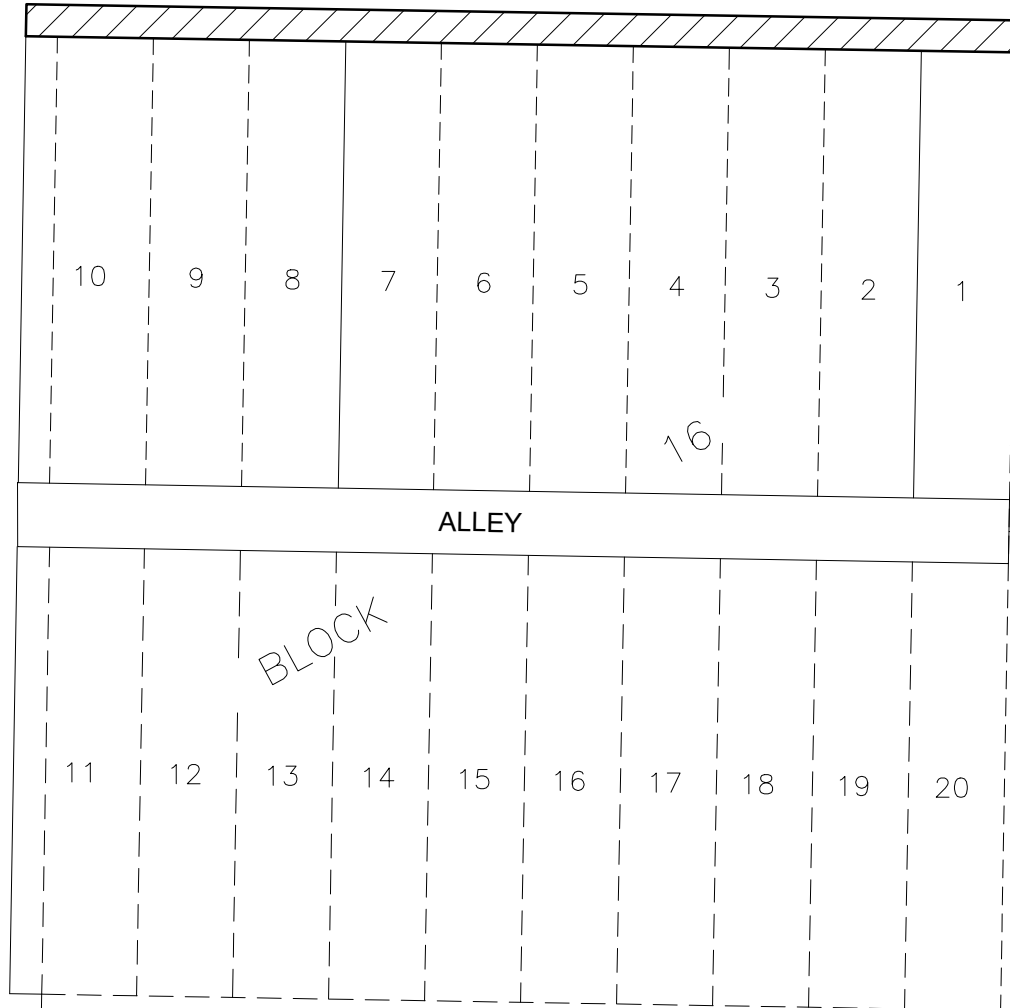
Containing 3,099 Square Feet (0.071 acres), more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.



EAST 4TH AVENUE

NORTH LINCOLN STREET



J-U-B ENGINEERS, INC.
LAST UPDATE: 5/21/2025
FILE: 20-25-018 V-EX

EXHIBIT
EAST 4TH AVENUE RIGHT-OF-WAY TO BE VACATED
SITUATED IN THE SE1/4 OF THE NE1/4 OF SEC. 3, T 50N, R 5W, B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

EXHIBIT A-2

LEGAL DESCRIPTION
of
ALLEY RIGHT-OF-WAY TO BE VACATED

January 9, 2026

That portion of the Alley within Block 16, Town of Post Falls, according to the plat thereof recorded in Book C of deeds, page 208, records of Kootenai County, Idaho, situated in the SE1/4 of the NE1/4 of Section 3, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, described as follows;

BEGINNING at the southeast corner of Lot 1 of said Block 16; thence South $01^{\circ}00'34''$ West, a distance of 20.00 feet, more or less, to the northeast corner of Lot 20 of said Town of Post Falls plat;

thence North $89^{\circ}01'38''$ West along the north line of Lots 11 through 20, inclusive, of said Block 16, and the westerly extension thereof, a distance of 309.64 feet, more or less, to the intersection of the westerly extension of said north line and the westerly boundary of that certain portion of North Lincoln Street vacated per Post Falls City Ordinance No. 901, recorded as Instrument Number 1523521, records of Kootenai County, Idaho;

thence North $00^{\circ}02'03''$ West along said westerly boundary, a distance of 20.00 feet, more or less, to the intersection of the westerly extension of the south line of Lots 1 through 10, inclusive, of said Block 16, Town of Post Falls;

thence South $89^{\circ}01'38''$ East along the westerly extension of said south line, a distance of 310.00 feet to the **POINT OF BEGINNING**;

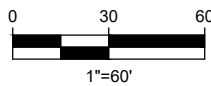
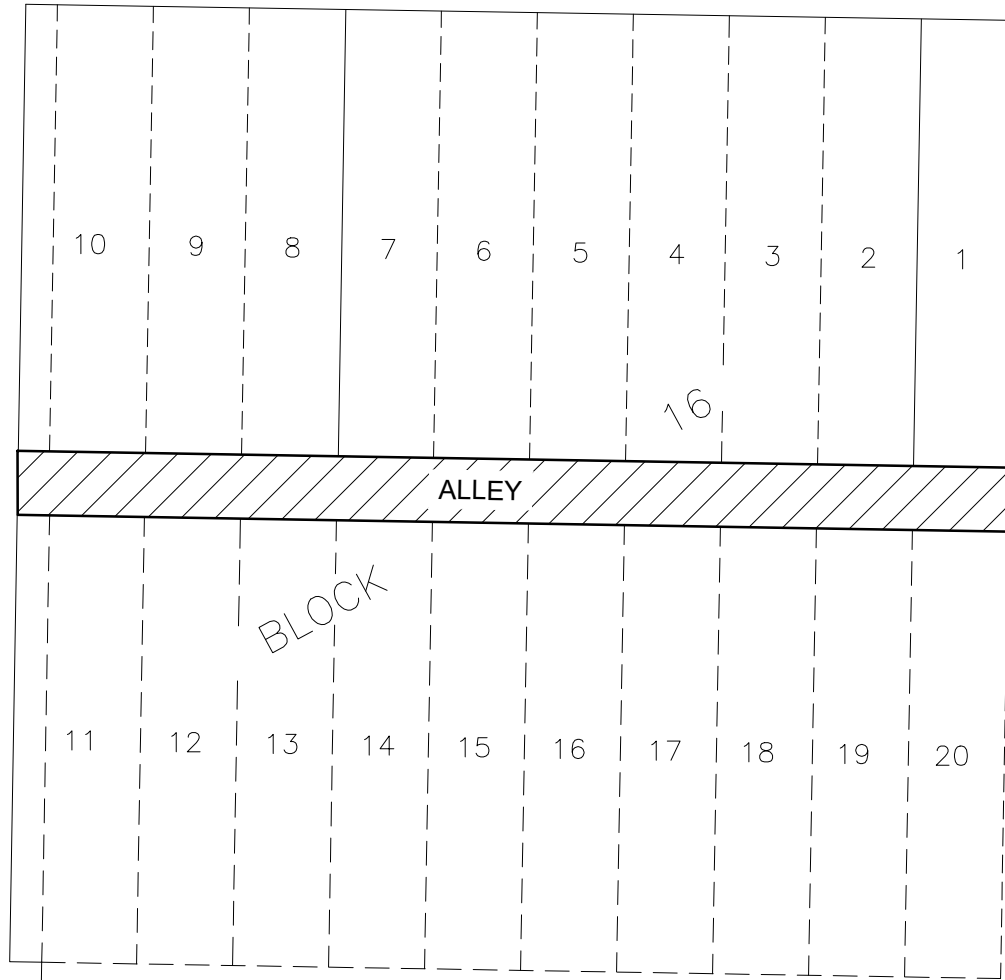
Containing 6,196 Square Feet (0.142 acres), more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.



EAST 4TH AVENUE

NORTH LINCOLN STREET



EXHIBIT

ALLEY RIGHT-OF-WAY TO BE VACATED
A PORTION OF BLOCK 16, TOWN OF POST FALLS,
SITUATED IN THE SE1/4 OF THE NE1/4 OF SEC. 3, T 50N, R 5W, B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



J-U-B ENGINEERS, INC.
LAST UPDATE: 5/21/2025
FILE: 20-25-018 V-EX

EXHIBIT A-3

LEGAL DESCRIPTION
of
NORTH LINCOLN STREET
RIGHT-OF-WAY TO BE VACATED

January 9, 2026

That portion of North Lincoln Street, situated in the SE1/4 of the NE1/4 of Section 3, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, described as follows;

COMMENCING at the southwest corner of Lot 11, Block 16, Town of Post Falls, according to the plat thereof recorded in Book C of deeds, page 208, records of Kootenai County, Idaho;

thence South 00°57'53" West along the southerly extension of the west line of said Lot 11, a distance of 144.93 feet, more or less, to the northerly right-of-way line of the spur line of the Burlington Northern and Santa Fe Railroad, said point being the **POINT OF BEGINNING**;

thence North 89°01'08" West, a distance of 10.00 feet;

thence North 00°57'53" East, a distance of 85.34 feet;

thence South 89°47'55" East, a distance of 10.00 feet, more or less, to the southerly extension of the west line of said Lot 11;

thence South 00°57'53" West along the southerly extension of the west line of said Lot 11, a distance of 85.47 feet to the **POINT OF BEGINNING**;

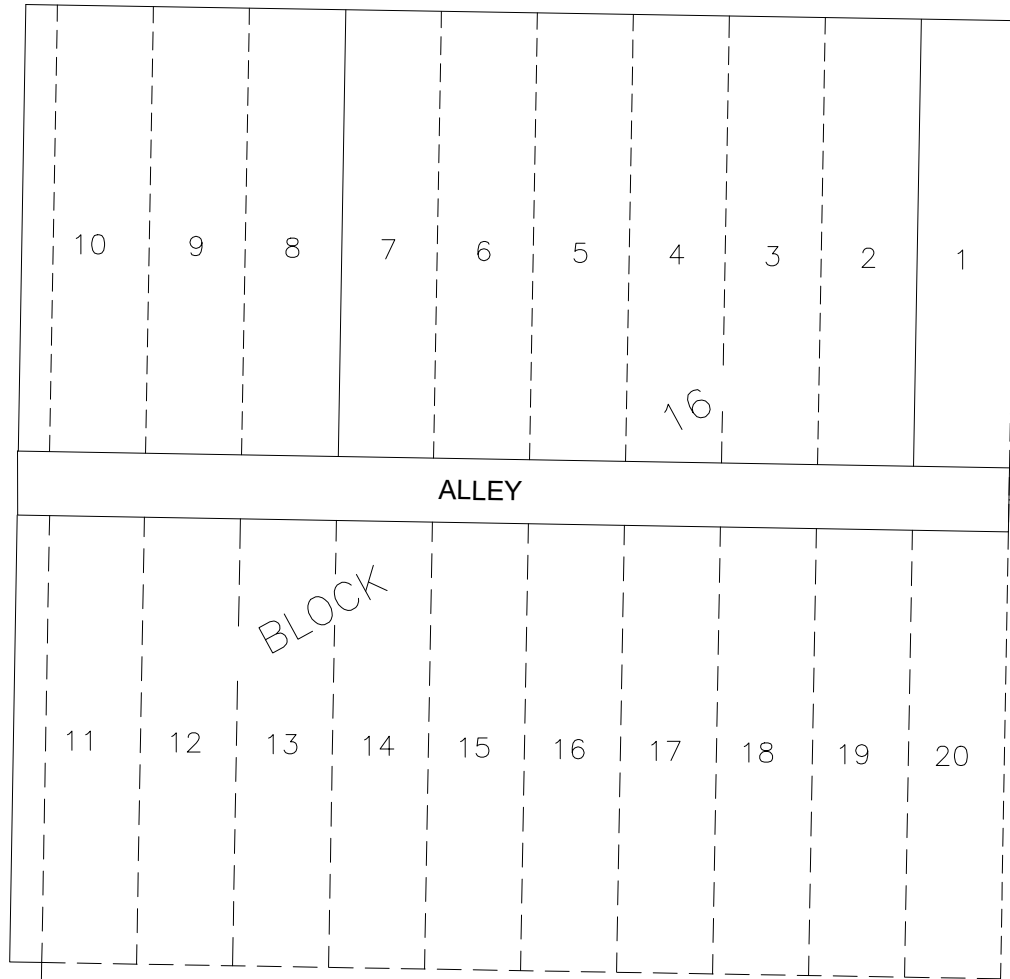
Containing 854 Square Feet (0.020 acres), more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.



EAST 4TH AVENUE

NORTH LINCOLN STREET



BURLINGTON NORTHERN



J-U-B ENGINEERS, INC.
LAST UPDATE: 5/21/2025
FILE: 20-25-018 V-EX

EXHIBIT
NORTH LINCOLN STREET RIGHT-OF-WAY TO BE VACATED
SITUATED IN THE SE1/4 OF THE NE1/4 OF SEC. 3, T 50N, R 5W, B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 7/21/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: Fiscal Year 2027 Budget Resolution

ITEM AND RECOMMENDED ACTION:

Staff is recommending approval of the fiscal year 2027 budget resolution. This resolution sets the highest potential budget amount for advertising purposes. Council is free to set a lower budget amount following the August budget hearing.

DISCUSSION:

The Fiscal Year 2027 Budget Resolution is required under state law to establish the highest budget amount that the City could take following the scheduled budget hearing on August 18, 2026. The resolution is used to advertise the scheduled budget hearing and does not limit the ability of the council to set a lower budget amount following the hearing. At the hearing, staff will present the anticipated revenues and bring to council a balanced budget based on the direction of council at prior workshops.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Budget workshops and public hearings.

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

TBD

BUDGET CODE:

Various

ATTACHMENTS:

1. Preliminary Budget Resolution FY 2027
2. Legal Notice FY 2027

RESOLUTION NO.

A RESOLUTION OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO ESTABLISHING A NOTICE OF TIME AND PLACE OF PUBLIC HEARING OF THE PROPOSED BUDGET FOR FISCAL YEAR 2026-2027, AND INCLUDING PROPOSED EXPENDITURES BY FUND, AND PROVIDING FOR PUBLICATION OF PUBLIC HEARING REGARDING THE PROPOSED BUDGET.

WHEREAS, it is necessary, pursuant to Idaho Code 50-1002, for the City Council of the City of Post Falls, prior to passing the Annual Appropriation Ordinance, to tentatively approve the proposed budget, and enter such Budget at length in the journal of the proceedings and hold a public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the City of Post Falls, that the following be and the same is hereby adopted as an Estimate of Revenues and Expenditures of the City of Post Falls for the fiscal year beginning October 1, 2026:

PROPOSED EXPENDITURES/EXPENSES
WITH PROPOSED REVENUE COMPARISONS

TOTAL

GENERAL FUND:

Expenditures: (Including ADMINISTRATION , FINANCE
CITY CLERK, LEGAL SERVICES, COMMUNITY DEVELOPMENT,
SAFETY, PUBLIC WORKS, PARKS & RECREATION, CAPITAL
IMPROVEMENTS/CONTRACTS
PERSONNEL, PERSONNEL POOL, STREETS, ANNEXATION FEE ACCOUNT)
TOTAL GENERAL FUND\$57,492,943
Revenues: (Including PROPERTY TAX, OTHER REVENUE, OTHER
FINANCING SOURCES, FUND BALANCE REBUDGETED)
TOTAL GENERAL FUND 57,492,943

SPECIAL REVENUE FUNDS:

Expenditures: (Including COMPREHENSIVE
LIABILITY INSURANCE, STREET LIGHTS
911 SUPPORT, DRUG SEIZURE, SPECIAL EVENTS
CEMETERY CAPITAL IMPROVEMENT)
TOTAL SPECIAL REVENUE FUND..... 4,215,236
Revenues: (Including PROPERTY TAX, OTHER REVENUE,
OTHER FINANCING SOURCES)
TOTAL SPECIAL REVENUE FUND..... 4,215,236

CAPITAL PROJECTS FUNDS:

Expenditures:(Including FACILITY RESERVE
ACCOUNT, CAPITAL IMPROVEMENTS)
TOTAL CAPITAL PROJECTS FUND..... 30,351,921

Revenues: (Including OTHER REVENUE, OTHER FINANCING
SOURCES, FUND BALANCE REBUDGETED)
TOTAL CAPITAL PROJECTS FUND..... 30,351,921

ENTERPRISE FUNDS:

Expenditures: (Including SEWER, SANITATION,
WATER)
TOTAL ENTERPRISE FUND 107,008,947

Revenues: (Including OTHER REVENUE, OTHER FINANCING
SOURCES, CONTRIBUTED CAPITAL/CAP FEES, FUND
BALANCE REBUDGETED)
TOTAL ENTERPRISE FUND 107,008,947

TOTAL ALL FUND EXPENDITURES/EXPENSES.....\$199,069,047
TOTAL ALL FUND REVENUES.....\$199,069,047

BE IT FUTHER RESOLVED, that a general tax levy to yield \$19,616,806 on all taxable property within the City of Post Falls be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2026 with \$19,446,806 budgeted in the General Fund and \$170,000 budgeted in the Special Revenue Funds.

BE IT FUTHER RESOLVED, that a Notice of Public Hearing for the Fiscal Year 2026-2027 budget be published in two (2) issues of the Coeur d'Alene Press on July 31rd, 2026 and August 7th, 2026, or upon such other dates that comply with the legally required dates of publication for a public hearing to receive comments on a proposed city budget.

BE IT FURTHER RESOLVED, that a Public Hearing on the Budget be held on the 18th day of August, 2026 at the hour of 6:00 o'clock p.m., at Post Falls City Hall, 408 N. Spokane St., at which time any interested person may appear and show cause, if any he has, why the proposed Budget should or should not be adopted.

DATED this 21 day of July, 2026.

Randy Westlund, Mayor

ATTEST:

Shannon Howard, City Clerk

NOTICE OF PUBLIC HEARING
PROPOSED BUDGET FOR CITY OF POST FALLS
FOR THE FISCAL YEAR 2026 - 2027

Notice is hereby given that the City Council of Post Falls will hold a public hearing for consideration of the proposed budget for the fiscal period October 1, 2026 to September 30, 2027 pursuant to the provisions of Section 50-1002, Idaho Code, said hearing to be held at Post Falls City Hall, 408 North Spokane St, Post Falls, Idaho, at 6 PM on August 18th, 2026. At said hearing interested persons may appear and show cause, if any they have, why said proposed budget should or should not be adopted. A copy of the proposed budget is available for inspection at City Hall weekdays between the hours of 8 a.m. and 5 p.m. on regular business days.

PROPOSED EXPENDITURES

	Actual FY 24-25	Budgeted FY 25-26	Proposed FY 26-27
GENERAL FUND:			
MAYOR/COUNCIL	\$ 247,168	\$ 259,706	\$ 260,677
IS DEPARTMENT	\$ 1,010,632	\$ 808,554	\$ 1,020,020
GENERAL SERVICES	\$ 601,324	\$ 602,111	\$ 614,917
FINANCE	\$ 1,373,570	\$ 1,355,160	\$ 1,407,823
CITY CLERK	\$ 114,790	\$ 130,569	\$ 135,257
LEGAL SERVICES	\$ 1,219,851	\$ 1,107,811	\$ 1,096,012
CABLE FRANCHISE	\$ 203,588	\$ 207,946	\$ 213,593
HUMAN RESOURCES	\$ 258,270	\$ 256,691	\$ 269,096
POLICE	\$ 10,109,652	\$ 10,046,509	\$ 10,925,100
OASIS	\$ 217,012	\$ 134,045	\$ 140,800
LIBRARY DEPARTMENT	\$ -	\$ -	\$ -
ANIMAL CONTROL	\$ 219,821	\$ 222,041	\$ 230,501
STREET	\$ 4,967,772	\$ 9,456,783	\$ -
PUBLIC WORKS	\$ 7,397	\$ 101,970	\$ 106,777
FACILITY MAINTENANCE	\$ 378,469	\$ 471,263	\$ 526,851
FLEET MAINTENANCE	\$ 3,389,550	\$ 3,102,007	\$ 2,518,482
GIS	\$ 264,687	\$ 268,714	\$ 287,834
URBAN FORESTRY	\$ 387,788	\$ 343,560	\$ 422,534
CEMETERY	\$ 408,698	\$ 363,442	\$ 370,028
PARKS	\$ 3,665,134	\$ 2,993,128	\$ 2,997,200
RECREATION	\$ 1,129,611	\$ 1,248,867	\$ 1,289,923
PLANNING & ZONING	\$ 370,378	\$ 419,566	\$ 470,007
BUILDING INSPECTOR	\$ 800,047	\$ 827,008	\$ 879,382
CITY ENGINEER	\$ 764,487	\$ 822,214	\$ 873,291
COMMUNITY DEVELOPMENT ADMIN	\$ 396,617	\$ 344,988	\$ 337,478
STREET LIGHTS	\$ 741,026	\$ 805,000	\$ 820,000
CAP IMPROVEMENT/OTHER	\$ 941,261	\$ 5,576,000	\$ 6,159,693
PERSONNEL POOL	\$ 4,948,229	\$ 6,292,750	\$ 7,496,083
SUBTOTAL-GF DEPT EXPEND	\$ 39,136,828	\$ 48,568,400	\$ 41,869,360
PERSONNEL POOL	\$ 4,464,273	\$ 5,420,200	\$ 6,051,958
STREET FUND	\$ -	\$ -	\$ 7,851,625
ANNEXATION FEE ACCOUNT	\$ 228,629	\$ 1,720,000	\$ 1,720,000
SUBTOTAL-DED GF ACCOUNTS	\$ 4,692,901	\$ 7,140,200	\$ 15,623,583
TOTAL GENERAL FUND	\$ 43,829,730	\$ 55,708,600	\$ 57,492,943
SPECIAL REVENUE FUNDS:			
COMP LIABILITY INSURANCE	\$ 426,424	\$ 470,343	\$ 497,169
STREET LIGHTS	\$ -	\$ -	\$ -
911 SUPPORT	\$ 1,429,801	\$ 986,818	\$ 2,759,461
DRUG SEIZURE	\$ 29,201	\$ 130,000	\$ 230,000
HUD LOANS	\$ -	\$ -	\$ -
SPECIAL EVENTS	\$ 36,986	\$ 175,856	\$ 178,606
CEMETERY CAPITAL IMPROVEMENT	\$ 43,386	\$ 550,000	\$ 550,000
TOTAL SPECIAL REV FUND EXPEND	\$ 1,965,798	\$ 2,313,017	\$ 4,215,236
CAPITAL PROJECTS FUNDS:			
FACILITY RESERVE ACCOUNT	\$ 1,411,936	\$ 17,020,000	\$ 9,830,461
PUBLIC SAFETY IMPACT FEES	\$ 93,483	\$ 3,226,000	\$ 7,355,461
STREETS IMPACT FEES	\$ 490,758	\$ 5,470,325	\$ 4,796,000
PARKS IMPACT FEES	\$ 1,266,706	\$ 5,140,000	\$ 7,370,000
KOOTENAI FIRE/EMS IMPACT FEES	\$ 580,947	\$ 1,000,000	\$ 1,000,000
FALLS PARK	\$ -	\$ -	\$ -
STREET CAPITAL IMPROVEMENTS	\$ -	\$ -	\$ -
TOTAL CAPITAL PROJECTS FUND EXP.	\$ 3,843,830	\$ 31,856,325	\$ 30,351,921

DEBT SERVICE FUNDS:			
LID 96-1 DEBT SERVICE	\$ -	\$ -	\$ -
LID 99-1 DEBT SERVICE	\$ -	\$ -	\$ -
LID 2004-1 DEBT SERVICE	\$ 28	\$ -	\$ -
LID GUARANTEE	\$ -	\$ -	\$ -
LID 91-1 DEBT SERVICE	\$ -	\$ -	\$ -
TOTAL DEBT SERVICE FUND EXP.	\$ 28	\$ -	\$ -

ENTERPRISE FUNDS:			
SEWER (OPERATING)	\$ 16,956,929	\$ 22,891,337	\$ 32,652,079
SEWER (COLLECTIONS)	\$ 656,972	\$ 1,935,156	\$ 2,340,876
SEWER (RECYCLED WATER)	\$ 9,684	\$ 471,098	\$ 523,009
SEWER (SURFACE WATER)	\$ 3,231,468	\$ 674,046	\$ 698,213
SEWER CONST - WWTP	\$ 433,988	\$ 5,795,324	\$ 7,735,908
SEWER CONST - COLLECTORS	\$ -	\$ 26,425,000	\$ 39,495,064
STORM WATER	\$ -	\$ -	\$ -
SANITATION	\$ 5,402,659	\$ 4,711,427	\$ 5,311,133
WATER (OPERATING)	\$ 3,186,674	\$ 6,105,358	\$ 11,458,665
WATER CONSTRUCTION	\$ -	\$ 9,885,000	\$ 6,794,000
TOTAL ENTERPRISE FUND EXP.	\$ 29,878,373	\$ 78,893,746	\$ 107,008,947

TOTAL ALL FUND EXPENDITURES	\$ 79,517,760	\$ 168,771,688	\$ 199,069,047
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PROPOSED REVENUES/FUNDING RESOURCES

GENERAL FUND:			
PROPERTY TAX REVENUE	\$ 16,732,886	\$ 17,243,321	\$ 19,446,806
OTHER REVENUE	\$ 18,827,688	\$ 16,527,731	\$ 13,217,535
OTHER FINANCING SOURCES	\$ 2,052,921	\$ 1,843,470	\$ 2,378,741
FUND BALANCE REBUDGETED	\$ -	\$ 12,953,878	\$ 6,826,278

GENERAL FUND DEDICATED ACCOUNTS:			
OTHER REVENUE	\$ 283,521	\$ 745,800	\$ 3,395,138
OTHER FINANCING SOURCES	\$ 4,894,400	\$ 4,894,400	\$ 10,728,445
FUND BALANCE REBUDGETED	\$ -	\$ 1,500,000	\$ 1,500,000
TOTAL GENERAL FUND RESOURCES	\$ 42,791,415	\$ 55,708,600	\$ 57,492,943

SPECIAL REVENUE FUNDS:			
PROPERTY TAX REVENUE	\$ -	\$ 170,000	\$ 170,000
OTHER REVENUE	\$ 1,327,412	\$ 882,399	\$ 880,820
OTHER FINANCING SOURCES	\$ 191,185	\$ 226,381	\$ 261,569
FUND BALANCE REBUDGETED	\$ -	\$ 1,034,238	\$ 2,902,847
TOTAL SPEC. REV. FUND RESOURCES	\$ 1,518,597	\$ 2,313,017	\$ 4,215,236

CAPITAL PROJECTS FUNDS:			
OTHER REVENUE	\$ 6,815,584	\$ 3,265,000	\$ 6,615,000
OTHER FINANCING SOURCES	\$ 740,000	\$ 4,000,000	\$ 8,580,461
FUND BALANCE REBUDGETED	\$ -	\$ 24,591,325	\$ 15,156,461
TOTAL CAPITAL PROJECTS RESOURCES	\$ 7,555,584	\$ 31,856,325	\$ 30,351,921

DEBT SERVICE FUNDS:			
OTHER REVENUE	\$ 13,700	\$ -	\$ -
OTHER FINANCING SOURCES	\$ -	\$ -	\$ -
FUND BALANCE REBUDGETED	\$ -	\$ -	\$ -
TOTAL DEBT SERVICE RESOURCES	\$ 13,700	\$ -	\$ -

ENTERPRISE FUNDS:			
OPERATING REVENUES	\$ 38,037,349	\$ 29,596,074	\$ 35,036,647
CONTRIBUTED CAPITAL/CAP FEES	\$ 5,619,100	\$ 3,550,000	\$ 3,550,000
OTHER FINANCING SOURCES	\$ 11,630,525	\$ 79,920	\$ 4,579,920
FUND EQUITY REBGTD./BOND	\$ -	\$ 45,667,752	\$ 63,842,380
TOTAL ENTERPRISE FUND RESOURCES	\$ 55,286,974	\$ 78,893,746	\$ 107,008,947

TOTAL ALL ESTIMATED RESOURCES	\$ 107,166,270	\$ 168,771,688	\$ 199,069,047
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I, Jason Faulkner, City Treasurer for the City of Post Falls, Idaho, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for the fiscal year 2026-2027, all of which have been tentatively approved by the City Council and entered at length in the Journal of Proceedings. Publication dates for the notice of public hearing are August 18th, 2026 in the "CDA Press."

July 31st, 2026 and August 7th, 2026.

City Treasurer

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 7/21/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Poleline and SH-41 Gravity Sewer, Contract Amendment for Additional Services

ITEM AND RECOMMENDED ACTION:

Staff is seeking City Council approval of a contract amendment with Ardurra Consulting Engineers along with a deduct change order with Gritty Lands Development for the Poleline and SH-41 Gravity Sewer Replacement. Authorization of this item authorizes the mayor to execute the documents on behalf of the city.

DISCUSSION:

In May, City Council approved the contract award to Gritty Lands Development for the construction of the Poleline and SH-41 Sewer Replacement. A companion amendment with Ardurra Engineers was also approved for the construction management services to support the project. The scope and cost of Ardurra's supporting services were specified on a contractor working daytime hours, in a standard work week.

The contractor, Gritty Lands Development, has requested an alternative work schedule that includes substituting daytime work for working a nights and weekends schedule for the first two weeks of the project, which would allow for closing an additional northbound lane during nighttime work. This alternate schedule will allow for efficiencies in completing their work in the intersection of SH-41 and Poleline Ave. This proposed schedule also benefits the city by limiting the amount of daytime work in this intersection and could shorten the time needed to extend the new pipeline from the center to the outside of the intersection. The project team is coordinating this alternate schedule and the traffic revision with the Idaho Transportation Department.

The proposed work schedule results in added cost for the construction inspections and materials testing which are required and were based on work occurring during daytime hours and in a standard work week. The estimated increase is \$16,602. The contractor has agreed to a contract deduction of the same amount. As a result, there is no increase or decreased cost to the overall project, if the contract amendment and change order are approved concurrently.

Construction is scheduled to start August 3rd and project completion is expected by the end of September 2026.

City Staff will provide a brief presentation of this item to City Council.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

May 5, 2026 – Contract Amendment with Ardurra for Construction Management Services
May 5, 2026 – Recommendation to Award to Gritty Lands Development

February 18, 2025 – Design services Agreement with Ardurra

APPROVED OR DIRECTION GIVEN:

City Council Approved the items noted above.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

This request is cost neutral. There is no increase or decrease in the cost of the project with this request.

BUDGET CODE:

652-463.3220.95520

ATTACHMENTS:

1. 072126 PPT Poleline and SH-41 Gravity Sewer
2. Change Order
3. Amendment 4

Pipeline and S11-41 Gravity Sewer Replacement

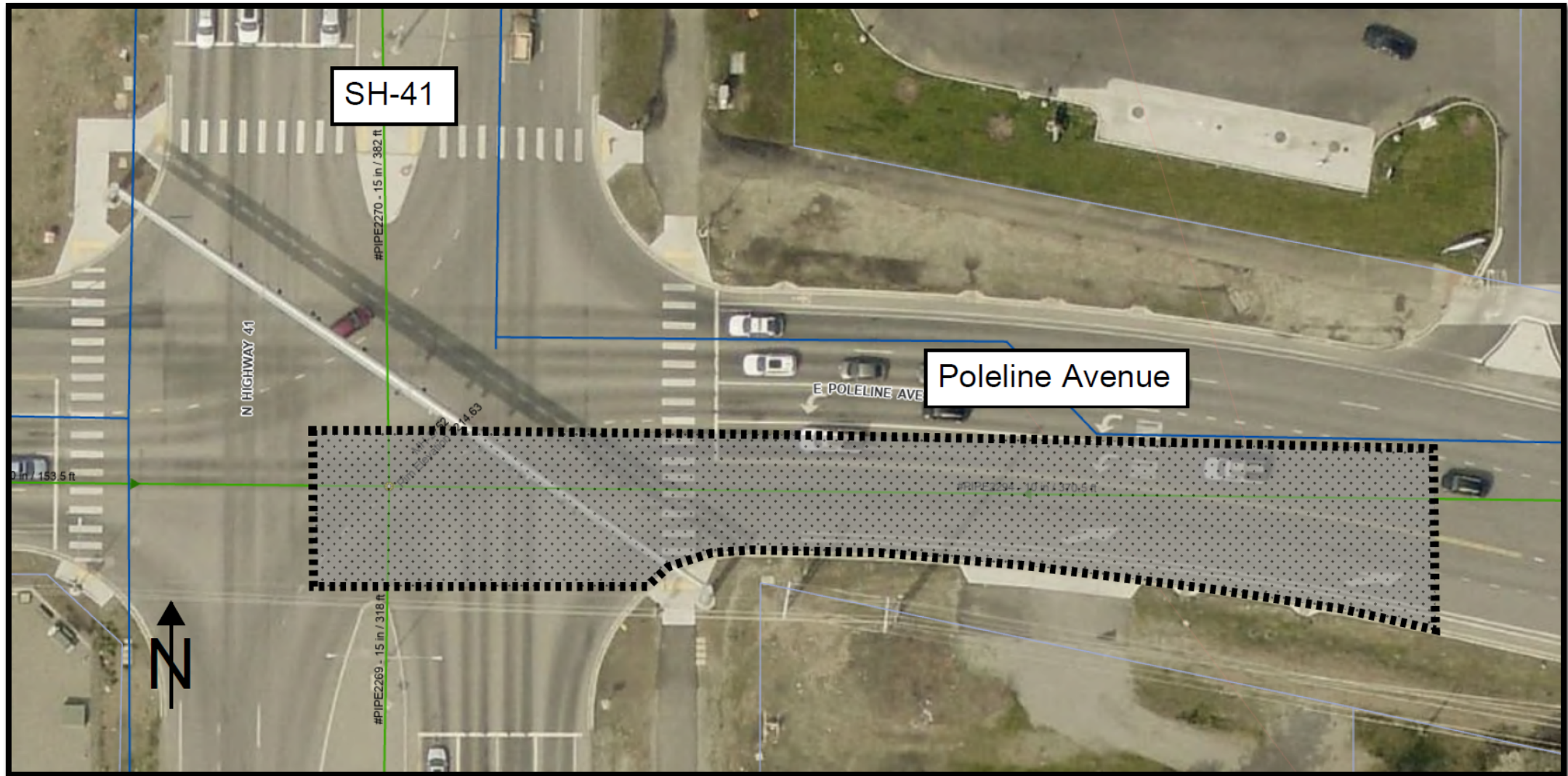
Andrew Arbini
Projects Division Manager, Public Works
July 21, 2026



Requests This Evening

- Additional Services with Ardurra Engineers
- Deductive Change Order with Gritty Lands Development

Project Location



Project Background

- City Staff identified a deficiency in a section of existing pipe (~250')
- Surcharging is occurring in the existing line, impacting flows upstream
 - Compounding issue as wastewater flows increase
- Original sewer line was constructed around 2006 as a City project
- Council approved the construction contract with Gritty Lands Development and CMS Amendment with Ardurra in May 2026.

Contractor Request

- Construction contract based on daytime, standard week schedule
- Contractor requested to substitute daytime work for nighttime work
 - Request includes weekends from Aug 3rd through Aug 16th
 - A single northbound lane maintained during nighttime
 - Restored to two northbound lanes during daytime hours
 - Coordinating request and traffic control revisions with ITD
- Additional cost for construction testing and observation services
- Contractor has agreed to a contract deduct for the cost of services

Contract Amendment and Change Order

Contract Amendment with Ardurra Engineers	\$ 16,602
Change Order with Gritty Lands Development	<u>- \$ 16,602</u>
Net Result in Project Cost	\$ 0

The additional services with Ardurra will be tracked as time and material, not to exceed.

Next Steps

- Construction starting August 3, 2026
- Project information will be posted to City's website and social media
- Project completion by end of September 2026

Questions

SECTION 00 63 63 - CHANGE ORDER

CHANGE ORDER NO.: 001

Owner:	City of Post Falls	Owner's Project No.:	
Engineer:	Ardurra Group, Inc.	Engineer's Project No.:	240451
Contractor:		Contractor's Project No.:	
Project:	SH-41 and Poleline Ave. Gravity Sewer Pipe #2294, SSMH 2729 & 3130 Rehabilitation		
Contract Name:	SH-41 and Poleline Ave. Gravity Sewer Pipe #2294, SSMH 2729 & 3130 Rehabilitation		
Date Issued:	07/09/2026	Effective Date of Change Order:	07/09/2026

The Contract is modified as follows upon execution of this Change Order:

Description:

Additional Geotechnical Construction Observation Services

Gritty Lands Development has requested authorization to perform nighttime construction activities from August 3 through August 16 to complete Phases 2 and 3 of the gravity main work. Conducting this work at night will allow for the closure of an additional traffic lane within the intersection of State Highway 41 and Poleline Avenue, improving construction efficiency while minimizing impacts to peak daytime traffic volumes.

The City of Post Falls requires Quality Assurance (QA) services throughout all phases of the project, including any approved nighttime construction activities. To support the revised work schedule, the project's third-party testing agency has provided a cost estimate for the additional QA services required during night work. The estimated cost for these services is \$16,602.00.

To accommodate the required geotechnical and quality assurance services associated with nighttime construction, the City of Post Falls and Gritty Lands Development have agreed to execute a cost-deduct change order in the amount of \$16,602.00. This change order reflects the costs associated with providing the necessary QA and geotechnical oversight during the approved night work period.

Attachments:

Gritty Lands Development Night and Weekend Work Request

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 579,507.00		Substantial Completion:	09/22/2026
		Ready for final payment:	09/30/2026
Increase from previously approved Change Orders No. 1 to No. 1:		Increase from previously approved Change Orders No.1 to No. 1:	
\$ 0.00		Substantial Completion:	0
		Ready for final payment:	0
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 579,507.00		Substantial Completion:	09/22/2026
		Ready for final payment:	09/30/2026
Decrease this Change Order:		Increase this Change Order:	
\$ 16,602.00		Substantial Completion:	0
		Ready for final payment:	0
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 562,905.00		Substantial Completion:	09/22/2026
		Ready for final payment:	09/30/2026

Recommended by Engineer (if required)

By: [Signature]

Title: Senior Project Manager

Date: 7/13/2026

Authorized by Owner

By: _____

Title: _____

Date: _____

Accepted by Contractor

[Signature]

Owner

7/13/2026

Approved by Funding Agency (if applicable)

Gritty Land Development, LLC

7070 W Nash Rd Spirit Lake, ID 83869

Phone: (208) 659-6416

Email: GARRETT@GRITTYLANDDEVELOPMENT.COM

Date: June 25, 2026

Ardurra Engineering Attn: Meghann Kolb, Project Engineer

Subject: Request for Weekend Work Authorization - Post Falls Pipeline Project

Phase 1 (Sta. 10+34 to 10+70) and Phase 2 (Sta. 10+70 to 11+35)

Dear Meghann,

Gritty Land Development, LLC respectfully requests authorization to perform work on weekends for the following segments of the Post Falls Pipeline Project:

- **Phase 3:** Station 10+34 to Station 10+70
- **Phase 2:** Station 10+70 to Station 11+35

Weekend work (Saturdays and/or Sundays) will allow us to maintain schedule momentum, reduce overall project duration, and limit disruption to weekday traffic and residents. Anticipated weekend work, 8/8-8/9 and 8/15-8/16.

We will adhere to all City traffic control requirements and safety protocols during weekend operations. Proper signage, flagging, and public notifications will be provided in advance. All activities will remain in full compliance with the contract documents and applicable specifications.

Please advise if you require a specific weekend schedule or any other supporting documentation. We are happy to coordinate with you and City staff to address any concerns.

Thank you for your assistance.

Sincerely,

Garrett Demers Owner

Project Manager Gritty Lands Development, LLC

(208) 659-6416

Gritty Land Development, LLC

7070 W Nash Rd Spirit Lake, ID 83869

Phone: (208) 659-6416

Email: GARRETT@GRITTYLANDDEVELOPMENT.COM

Date: June 25, 2026

Ardurra Engineering Attn: Meghann Kolb, Project Engineer

Subject: Request for Night Work Authorization – Post Falls Pipeline Project

Phase 1 (Sta. 10+34 to 10+70) and Phase 2 (Sta. 10+70 to 11+35)

Dear Meghann,

Gritty Land Development, LLC respectfully requests authorization to perform night work on the above-referenced project for the following segments:

- **Phase 3:** Station 10+34 to Station 10+70
- **Phase 2:** Station 10+70 to Station 11+35

We propose to conduct this work during the hours of **7:00 PM to 7:00 AM** to improve efficiency, reduce impacts to daytime traffic, and enhance worker safety by minimizing exposure to peak traffic volumes. Anticipated work days for these phases are 8/3-8/15

We will fully comply with all applicable City of Post Falls lighting requirements and traffic control standards. Advance notification will be provided to adjacent property owners and the public as required. All work will be performed in accordance with the contract documents, MUTCD, and ISPWC specifications.

Please let me know what additional information (e.g., detailed schedule, noise mitigation plan, or lighting layout) is needed to process and forward this request for approval. We are prepared to coordinate closely with you and the City to minimize any potential impacts.

Thank you for your consideration and continued support of this project.

Sincerely,

Garrett Demers Owner / Project Manager

Gritty Land Development, LLC

(208) 659-6416

SH-41 and Poleline Gravity Sewer Replacement

Month: Aug 2 – 8, 2026

Sun 8/2	Mon 8/3	Tue 8/4	Wed 8/5	Thu 8/6	Fri 8/7	Sat 8/8
TC VISUAL MESSAGING SIGNS	SU TEMP CONST FENCE		EX DOG HOUSE MH#2			
	MG QUALITY CONTROL					
	EX DUST CONTROL					
	MG NIGHTWORK (3 Lanes closed at night, put traffic control back to approved TC plans during day)					
	EX MOBILIZATION				EX GRAVITY SEWER 10+34-10+70	
	SU EXPLORATORY EX				SU COMPACTION/ASPHALT TESTING	
	SU SURVEY					
	MC NOTICE TO PROCEED					
	TC TRAFFIC CONTROL					
	SU MOBILIZATION SHOR					
	EX ASPHALT REMOVAL					

SH-41 and Poleline Gravity Sewer Replacement

Month: Aug 9 – 15, 2026

Sun 8/9	Mon 8/10	Tue 8/11	Wed 8/12	Thu 8/13	Fri 8/14	Sat 8/15
SU TEMP CONST FENCE						
MG QUALITY CONTROL						
EX DUST CONTROL						
MG NIGHTWORK (3 Lanes closed at night, put traffic control back to approved TC plans during day)						
EX GRAVITY SEWER 10+34-10+70				TC NOTICE TO ITD	EX GRAVITY SEWER 10+70-11+35	
SU COMPACTION/ASPHALT TESTING			EX Transition from Phase 1 to Phase 2 (3 Lanes Closed Day + Night)			
	TC NOTICE TO ITD		EX CRUSHED AGGREGATE TYPE A		SU COMPACTION TESTING	
			SU CCTV INSPECTION 15		EX ASPHALT REMOVAL	
					TC TRAFFIC CONTROL	

SH-41 and Poleline Gravity Sewer Replacement

Month: Aug 16 – 22, 2026

Sun 8/16	Mon 8/17	Tue 8/18	Wed 8/19	Thu 8/20	Fri 8/21	Sat 8/22
SU TEMP CONST FENCE						
MG QUALITY CONTROL						
EX DUST CONTROL						
MG NIGHTWORK (3 Lanes closed at night, put traffic control back to approved TC plans during day)	SU ASPHALT PATCH		EX CRUSHED AGG BASKET	TC TRAFFIC CONTROL	SU EXPLORATORY EX	SU COMPACTION/ASPHALT TESTING
EX GRAVITY SEWER 10+70-11+35				EX ASPHALT REMOVAL		EX GRAVITY SEWER 11+35-11+70
SU COMPACTION TESTING						



PRELIMINARY FEE ESTIMATE

Poleline/Hwy 41 Gravity Main

Post Falls, ID

CDP26064

Project Manager: Adam Richter

	Quantity	Unit	@	Rate	Totals
Earhtwork and Asphalt Testing - Nights and Weekends					
Field Professional - Night Shift	64.00	hours	@	\$147.00	\$9,408.00
<i>Estimates 8 night shifts of 8 hours each, including night</i>					
Field Professional - Weekend Day	32.00	hours	@	\$147.00	\$4,704.00
<i>Estimates 4 weekend night shifts of 8 hours each.</i>					
Density Gauge - Day	12.00	each	@	\$100.00	\$1,200.00
Trip Charge	12.00	each	@	\$45.00	\$540.00
Project Manager	3.00	each	@	\$160.00	\$480.00
Project Administrator	3.00	each	@	\$90.00	\$270.00
NIGHT WORK ESTIMATED FEE*:					\$16,602.00

*This represents the nights and weekends portion of the total project fee estimate which was delivered previously.



July 9, 2026

Andrew Arbini
408 N. Spokane St.
Post Falls, ID 83854

E-MAIL DELIVERY WITH PDF ATTACHMENT

aarbini@postfalls.gov

RE: SH-41 & Poleline Ave. Gravity Main Rehabilitation
Additional Services Addendum #4
Construction Observation – Geotechnical Services

Dear Andrew:

Ardurra Group, Inc. is pleased to provide the enclosed Additional Services Addendum (ASA) for the referenced project. The ASA is pursuant to our agreement dated *December 4, 2024*.

Please sign the attached ASA and return the fully executed copy to me. We will commence the services described in the ASA upon receipt of the fully executed copy. In the interim, please do not hesitate to call with questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Z. Thompson', is written over a light blue circular stamp.

Zach Thompson, PE
Senior Project Manager

Enclosure(s)
Exhibit A Geotechnical Quality Assurance Fee Estimate



ADDITIONAL SERVICES ADDENDUM

THIS ADDITIONAL SERVICES ADDENDUM is pursuant to the original Agreement December 4, 2024, by and between Ardurra Group, Inc. (Consultant), and the City of Post Falls (Client) for the Professional Services described below.

PROJECT NAME: SH-41 & Poleline Ave. Gravity Sewer Pipe #2294, SSMH 2729 & 3130 Rehabilitation

CLIENT: City of Post Falls

ARDURRA PROJECT NUMBER: 240451

1. Description of additional services to be provided by Consultant (attach additional pages, if necessary):

A. ASA #4 Geotechnical Quality Assurance Services

See attached fee estimate

Time and Materials – \$16,602.00

These additional fees are a result of the project contractor requesting to work at night resulting in additional labor costs.

2. Estimated Completion Date: September 30, 2026

3. The compensation to be paid Ardurra for providing the requested services shall be:

- A. Lump Sum amount of: \$
 X B. A Not to Exceed Time and Materials charge of \$ 16,602.00
 C. Unit Cost/Time Charges [*provide description*]

IN WITNESS WHEREOF, this Addendum is accepted on the date first above written subject to the terms and conditions above stated and the provisions set forth in the above-described Agreement.

Ardurra Group, Inc.

CLIENT: City of Post Falls

SIGNED:

TYPED NAME:

Zach Thompson

TITLE:

Senior Project Manager

DATE:

7/12/2026

SIGNED:

Randy Westlund

TYPED NAME:

Mayor

TITLE:

DATE:

Return one fully executed copy to Consultant



PRELIMINARY FEE ESTIMATE

Poleline/Hwy 41 Gravity Main

Post Falls, ID

CDP26064

Project Manager: Adam Richter

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Project Manager	3.00	each	@	\$160.00	\$480.00
Project Administrator	3.00	each	@	\$90.00	\$270.00
NIGHT WORK ESTIMATED FEE*:					\$16,602.00

*This represents the nights and weekends portion of the total project fee estimate which was delivered previously.

**CITY OF POST FALLS
AGENDA REPORT
NEW BUSINESS
MEETING DATE: 7/21/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Jason Faulkner, Finance Director
SUBJECT: Utility Write Off

ITEM AND RECOMMENDED ACTION:

Approve, as presented by Staff, and authorize the write-off of the utility account balances.

DISCUSSION:

Staff is seeking authorization to write off the balance of 3 utility billing accounts:

311 E 21st Ave (42-0186-02): \$1,697.25

The resident at this location was found deceased, and the house was sold at a tax deed sale. This was a rare occurrence of not collecting. Usually, the finance department will collect the outstanding balance at closing through an Escrow agent. However, there was no Escrow agent or estate to settle with, and there wasn't time to lien the property with Kootenai County before the transaction closed.

\$200.95 Water
\$992.45 Waste Water
\$191.11 Sanitation
\$52.36 Water Penalties
\$137.65 Waste Water Penalties
\$26.26 Sanitation Penalties
\$50.00 Shut Off Fee
\$35.00 Hang Tag Fee
\$11.47 Sanitation Sales Tax

Rose Estate Commons Post Falls, HOA (41-0124-00): \$4,428.74

This is a Homeowners Association that is now defunct. The HOA was in the process of reforming to determine the dues needed to pay their bills. The HOA has no money and no Board at several points during the time of attempting to collect. This is a water-only account.

Rose Estate Commons Post Falls, HOA (41-0111-00): \$928.92

This is a Homeowners Association that is now defunct. The HOA was in the process of reforming to determine the dues needed to pay their bills. The HOA has no money and no Board at several points during the time of attempting to collect. This is a water-only account.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

Authorize staff to write off balances on the utility accounts.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$7,054.91

BUDGET CODE:

Various

ATTACHMENTS:

None

**CITY OF POST FALLS
AGENDA REPORT
ADMINISTRATIVE / STAFF REPORTS
MEETING DATE: 7/21/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:

SUBJECT: Scheduling Workshop Discussion

ITEM AND RECOMMENDED ACTION:

Staff is trying to schedule a longer budget workshop. Please bring your calendars so that we can find a date that works for the Council.

DISCUSSION:

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ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

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APPROVED OR DIRECTION GIVEN:

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FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

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BUDGET CODE:

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ATTACHMENTS:

None